

FEB 19 2014



**Clinton City Board of Zoning Adjustment
Action by the Board**

*Community Development
2267 North 1500 West
Clinton City, UT 84015
Phone: (801) 614-0740
Fax: (801) 614-0752
Web-site: clintoncity.net*

APPLICANTS NAME:	Phil Pecord, John Owens Representing AutoZone Inc.	
ADDRESS:	123 South Front Street, 3 rd Floor Memphis, TN 38103 (901) 495-8706	E 2790580 B 5958 P 431-433 RICHARD T. MAUGHAN DAVIS COUNTY, UTAH RECORDER 02/19/2014 03:21 PM FEE \$0.00 Pgs: 3 DEP RTT REC'D FOR CLINTON CITY
PROPERTY IN REQUEST:	1967 North 2000 West	
ASSESSOR PARCEL NUMBER:	14-019-0091	
CASE NUMBER:	2014 - 02Z	
VARIANCE REQUESTED:	Clinton City Code of Ordinances, Title 24, Signs and Advertising Devices; Chapter 5, Nonconformity; Section 1.	

- A. The Board of Zoning Adjustment has reviewed the matter referred to above, case number 2014-02Z, and has found the following facts with respect thereto:
 - a. A conflict exists within the Sign Ordinance:
 - i. 24-5-1(1) ...Excluding normal maintenance and repair, a nonconforming sign shall not be moved, altered (including face changes) or enlarged unless it is brought into complete compliance with this Chapter....
 - ii. 24-5-1(4) ...Non-conforming signs shall be allowed to have routine maintenance including the repair or replacement of the sign face by an existing or new business but shall not be allowed to increase the height, size or the location thereof...
 - b. The property is unique due to the relationship to the property to the north and the existing 55-foot right-of-way associated with this property apposed to the 33-foot right-of-way associated with the property to the north. This creates a hardship associated with visibility related to a monument sign apposed to the existing pole sign.
- B. Request is approved for the following reasons:
 - a. The unique situation created by the set back.
 - b. The granting of the variance will not be materially detrimental to property owners in the vicinity.
 - c. The hardship caused by a literal interpretation of the ordinance creates a visibility difficulty that is eased to other business businesses that do not have the conflict with set back.
 - d. The granting will not be contrary to the general objective of this code.
- C. The Request is granted subject to the following conditions:
 - a. In order to carry out the spirit and purpose of this code, in the public interest, the variance shall be limited to a period of two years from the opening of the business.
- D. Motion was made and seconded to approve the request for a variance. Voting by roll call was as follows: Collin Winchester, aye; Dennis Henry, aye; Jim Cox, aye.

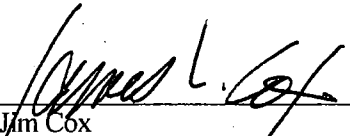
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Hearing on this request was advertised:
Hearing on this request was held:
Decision on this request was made on:

January 19, 2014
February 4, 2014
February 4, 2014



Jim Cox
Chairman Board of Zoning Appeals



Lynn Vinzant
Community Development Director

Cc: Address File
Property Owner
County Recorder's Office

Parcel Vesting Information

04/17/2003 to Present

Serial Number: 14-019-0091

Mailing Address: C/O FAMILY DOLLAR STORE / PO BOX 1017
CHARLOTTE, NC 28201-1017

Tax District

17

Location

Location: 5 N 2 W 28 NE

NE

Vested Owners

WESTWOOD ASSOCIATES LC

Situs Address(es)

1967 N 2000 WEST CLINTON 84015

Legal Description

A PARCEL OF LAND LOC IN THE CO OF DAVIS , STATE OF UTAH DESC AS FOLLOWS: BEG 50 RODS N FR THE SE COR OF THE NE 1/4 OF SEC 28-T5N-R2W, SLM; TH W 407.1 FT; N 107.00 FT; E 407.1 FT; S 107 FT TO POB. LESS & EXCEPTING ANY PORTION LYING WITHIN 2000 WEST STR. CONT. 0.862 ACRES