

BOARD OF ADJUSTMENT: *THE SAFETY VALVE FOR ZONING*

Reid Wilson
Wilson Cribbs + Goren

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1

Board of Adjustment: *The Safety Valve for Zoning*

Zoning Structure
Board of Adjustment
Authority
Organization
Super-Majority Vote
Quasi-Judicial

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2

ZBA Authority

- ▣ Appeals from Adm. Zoning Enforcement Decisions
- ▣ Special Exceptions
- ▣ Variances
- ▣ Other matters assigned by CC
- ▣ Appeals from Amortization Decision (new 2023- SB 929)

3

Enforcement Appeals

- ▣ “...hear and decide an appeal that alleges error in an *order, requirement, decision, or determination* made by an *administrative official* in the *enforcement* of this *subchapter* or an ordinance adopted under this subchapter....”

4

Right to Appeal a Decision to ZBA

- 2019 Change- "...may appeal to the [ZBA] a **decision** made by an administrative official...":
 - (i) specific application, address or project:
 - Applicant,
 - Owner (or their rep.) of the site,
 - Aggrieved **owner** of land **w/in 200' of the site**, or
 - Gov't official *affected* by the decision.
 - (ii) Other appeals (prior standard):
 - Any person *aggrieved* by the decision, or
 - Gov't official *affected* by the decision
- What about "...order, requirement...or determination....?
Associations may not appeal specific issues

5

Exhaustion of Administrative Remedies

- * General Rule- Must exhaust all administrative remedies prior to seeking judicial review
- * Judicial economy – Be sure no administrative remedies could be granted which resolve the dispute
- * Related concept of Ripeness – must have a final decision
- * If your administrative remedies are not exhausted, but are no longer available due to your delay- No judicial recourse!

6

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Title search: Board of Adjustment: The Safety Valve for Zoning

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