

AGENDA ITEM 13-01

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dustin L. Dellinger a Variance to the Minimum Side Yard Setback at the Corner, Minimum Front Yard Setback, and to allow one covered parking space instead of two for the Property Located at 1401 N. Bradley.

MEETING DATE: March 27, 2013

DEPARTMENT: Development Services-Building Inspections

CONTACT: Garry Adams, Asst. Building Official

ZONING: RS60

EXISTING CONDITIONS: Undersized lot-some variances have already been granted

VARIANCES REQUESTED:

ORDINANCE REQUIREMENTS	REQUESTED DIMENSIONS	VARIANCE FROM ORDINANCE
15' side yard at corner	10'	5'
20' front yard setback	15'	5'
2 covered parking spaces	1 covered parking space	1 covered parking space

APPLICANT'S BASIS FOR VARIANCE:

Applicant wishes to build a single family residence. The lot is undersized and without the variances it is unbuildable.

PUBLIC SUPPORT/OPPOSITION FOR REQUEST:

To date, one letter of support and no letters of opposition have been submitted.

BOARD AUTHORITY:

The Board has authority to authorize a variance from the terms of the Zoning Ordinance as will not be contrary to the public interest if the literal enforcement of the Zoning Ordinance would result in unnecessary hardship due to special conditions unique to the property so that the spirit of the Zoning Ordinance is observed and substantial justice done. The Zoning Ordinance provides additional requirement for "yard variances" and "building or structure variances" that must also be met by an applicant seeking a variance in addition to the requirements set out hereinabove.

In addition to the general requirements set forth above the following requirements must also be met for a variance of the type identified below:

Yard Requirements The Board has the authority to permit a variance in the yard requirements of any district where there are unusual and practical difficulties or unnecessary hardships in the carrying out of these provisions due to an irregular shape of the lot, topographical or other conditions.

STAFF RECOMMENDATION:

Variances have been previously approved which would allow a residence to be built on this property. Applicant is requesting additional variances. Therefore, staff recommends denial of these requested variances.

SUPPORTING MATERIALS:

- Variance Application
- Property Locator Map
- Previously approved variances

Action: APPROVED DENIED TABLED