

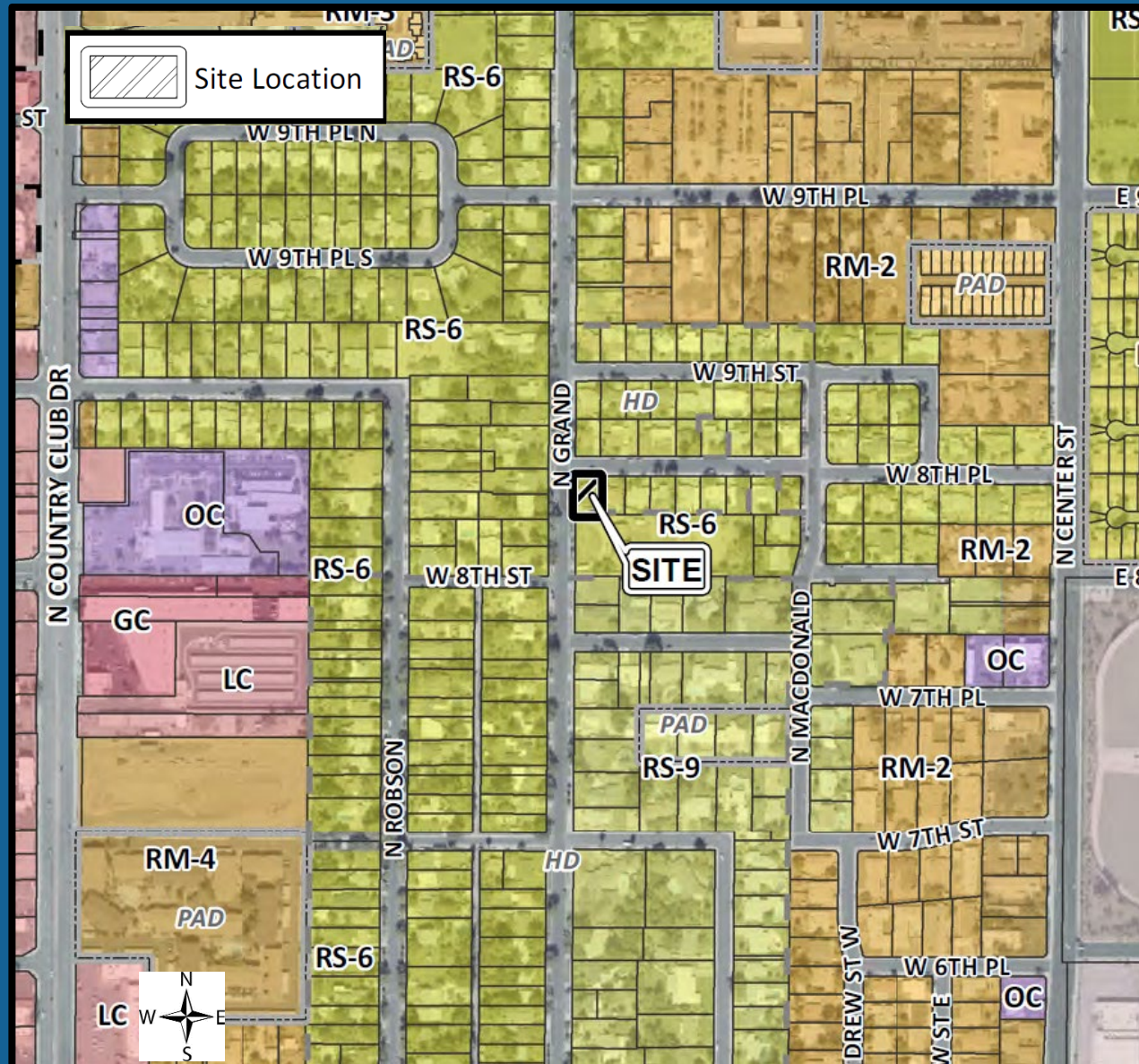


BOA20-00101

Board of Adjustment
April 1, 2020



Aerial/Zoning Map



BOA20-00101

Site is currently zoned RS-6-HD

Adjacent to:
8th Place (north)

Existing residential (east)

Existing residential (south)

Grand (west)

Request & Purpose



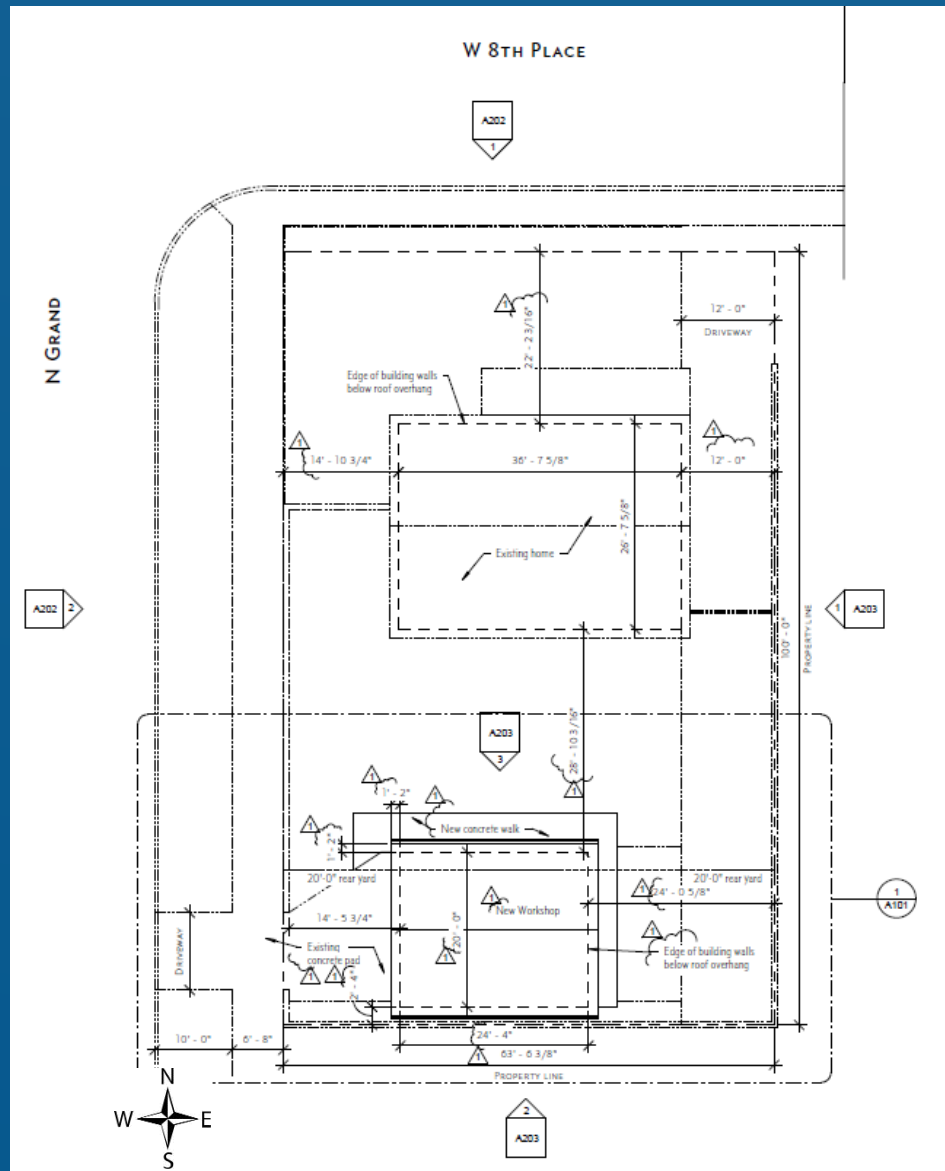
Request:

Variance to allow a detached accessory structure closer to the street than the adjacent key lot dwelling unit.

Purpose:

Allow the construction of a new detached accessory structure.

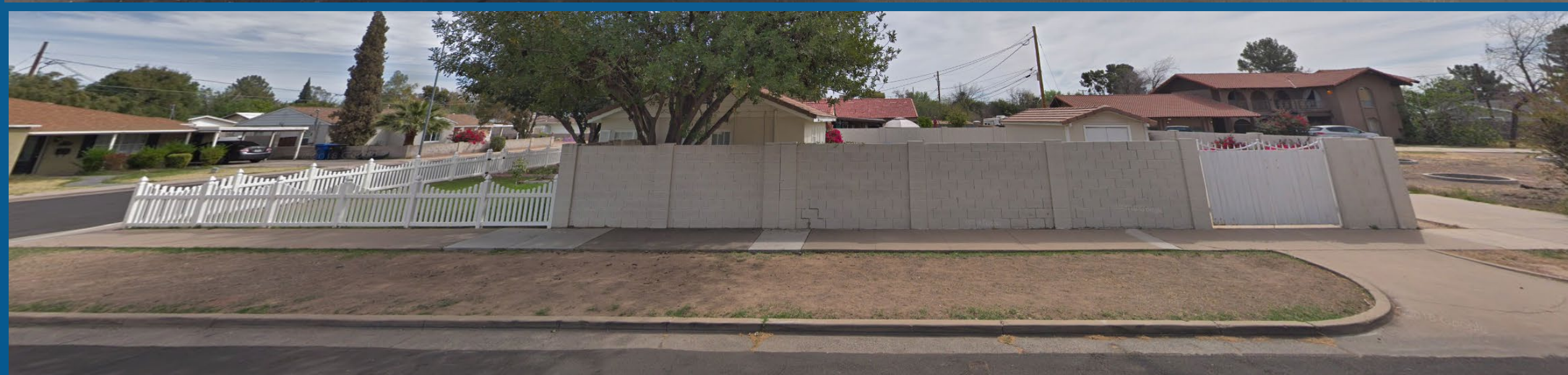
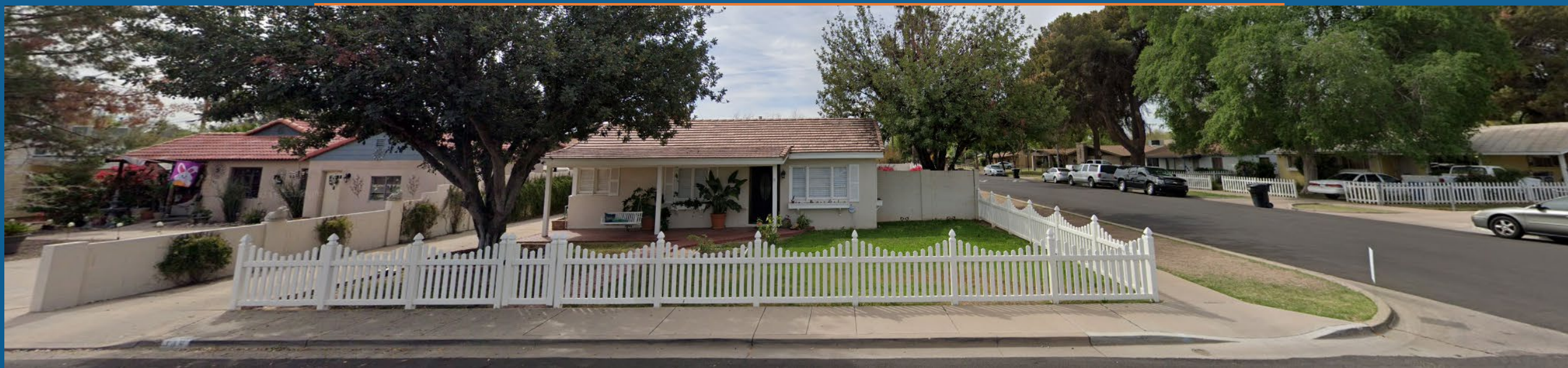
BOA20-00101 Site Plan



Variance requested:

- To allow a detached accessory structure closer to the street than the adjacent key lot dwelling unit.
- Proposed new detached accessory structure is setback 14-feet 6±-inches from the west (Grand) property line
- The proposed setback from the west property line is the same as the existing detached accessory building
- Meets setback requirements of Section 11-30-17(B)(2) of the MZO.

BOA20-00101 Site Photo





BOA20-00101 Summary & Recommendation

- ✓ A special circumstance is present that would justify the variance request.
- ✓ The special circumstance is pre-existing, and not created by the property owner.
- ✓ Strict application of the Zoning Ordinance will deprive the property owner of privileges enjoyed by other property of the same classification in the same zoning district.
- ✓ The granting of the requested variance will not grant special privileges to the subject property that are inconsistent with other properties in the area or in the RS-6-HD.

Recommendation:

Staff recommends approval with conditions based on the findings listed in the staff report.