



BOA20-00471

- 1265 East Inca Street
 - Located 600 feet east of Stapley Drive and one street north of McLellan Road.





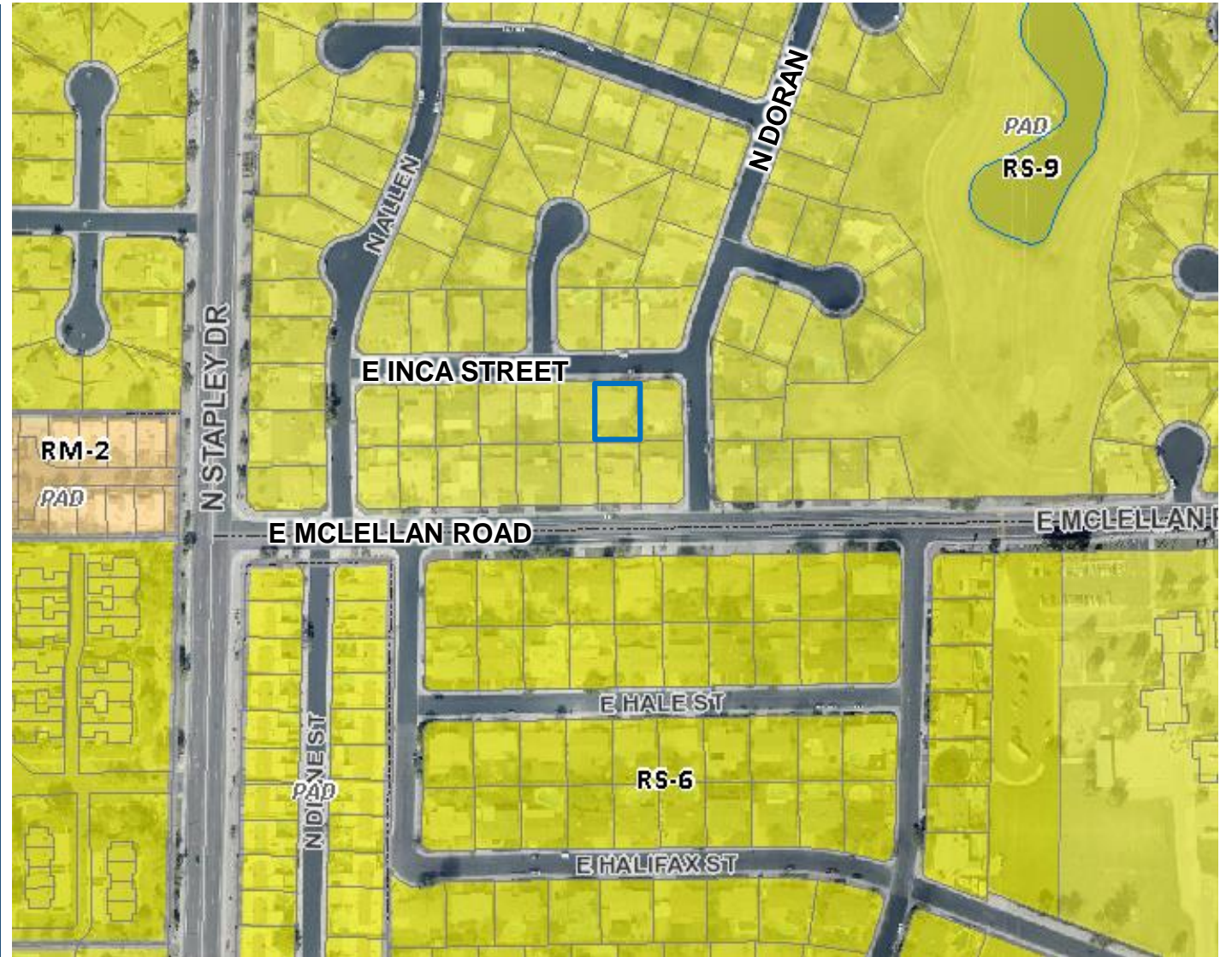
General Plan

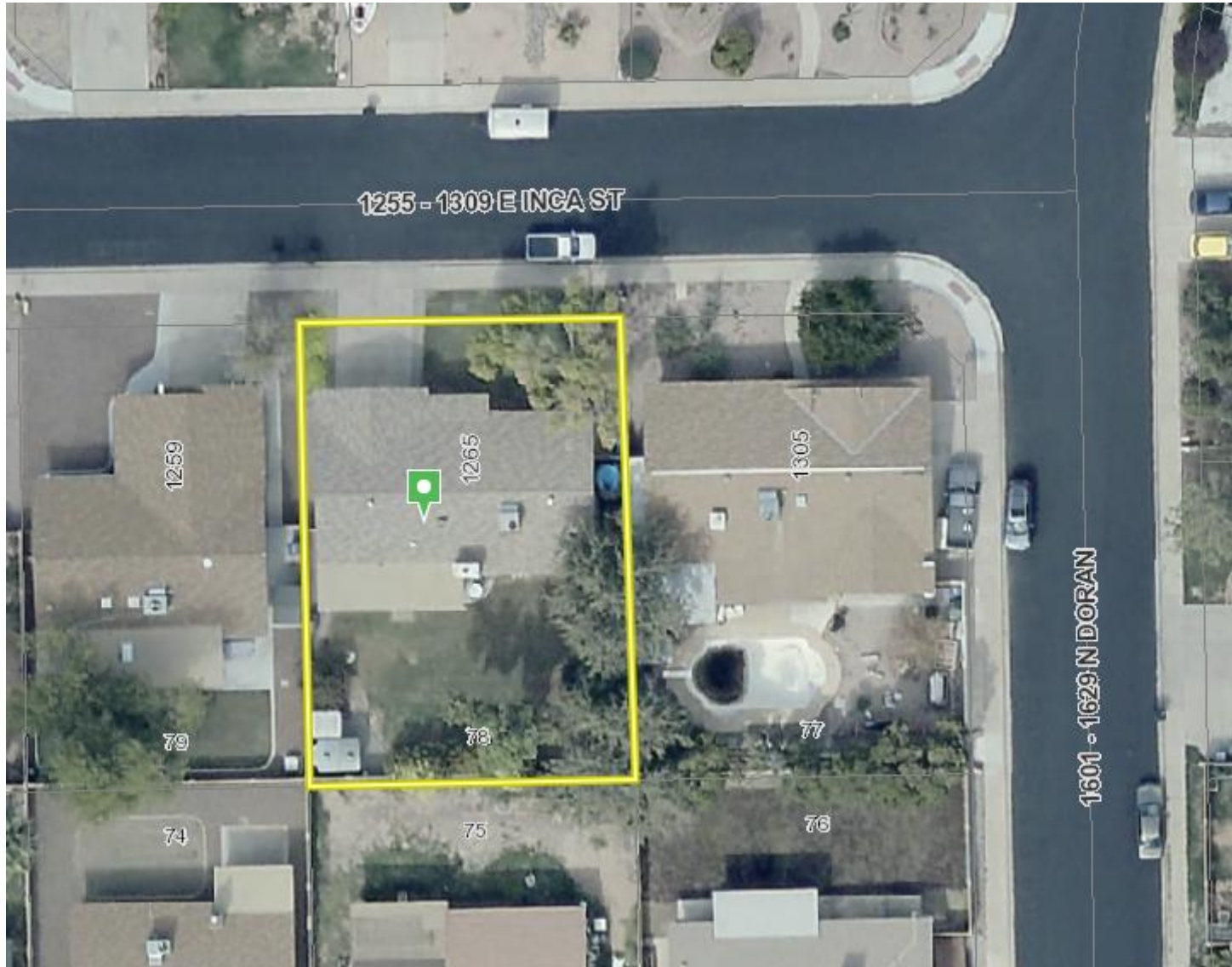
Neighborhood

- Safe places to live
- Variety of housing

Zoning

- Single Residence 9 (RS-9) Planned Area Development (PAD)
- Single Family Home
- Permitted use in the RS-9 PAD DISTRICT





Request

- Variance

Purpose

- Allow for an addition to an existing carport within the required front yard setback of a RS-9 PAD District

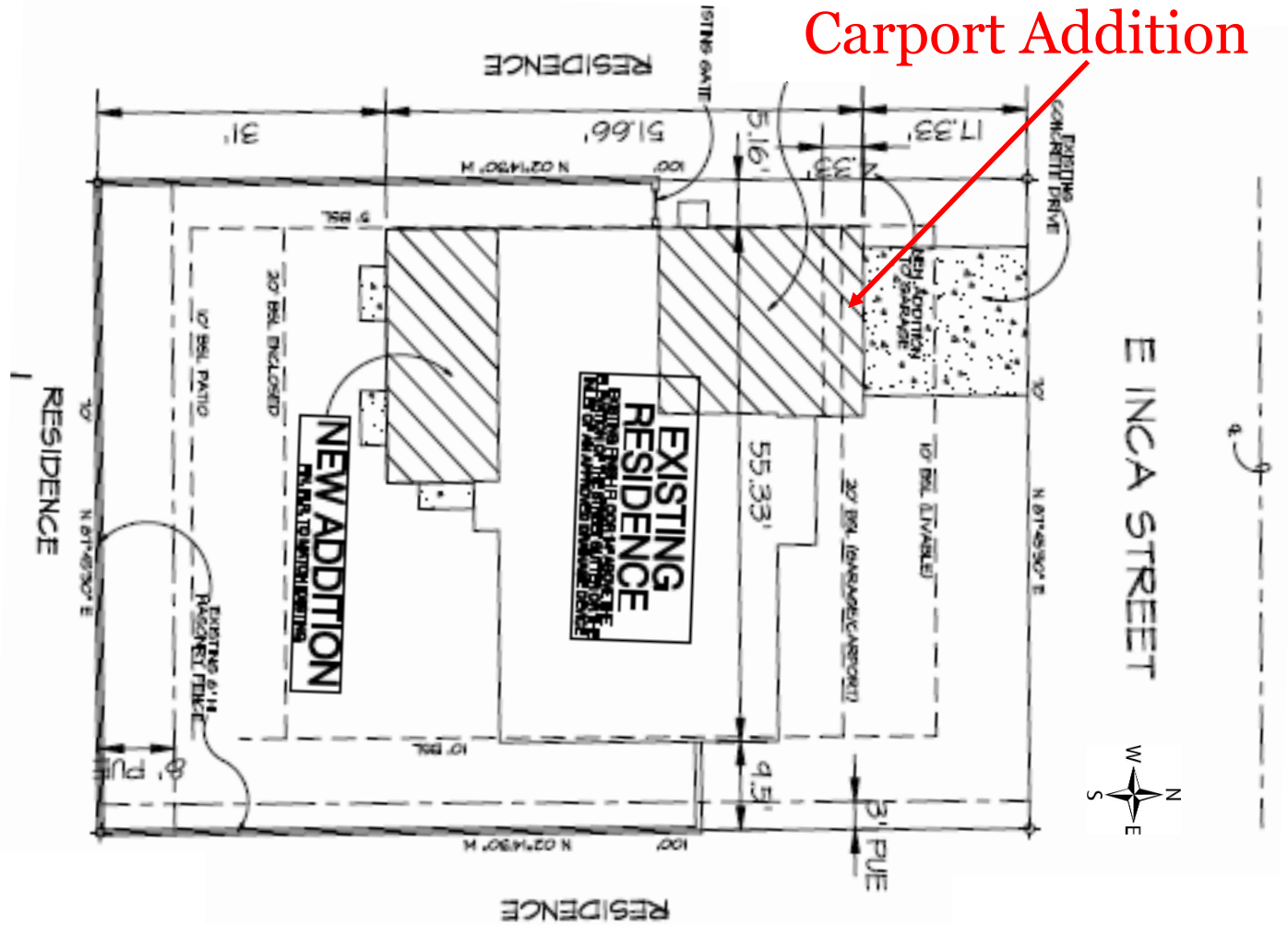
Site Photo



Looking south towards the subject site

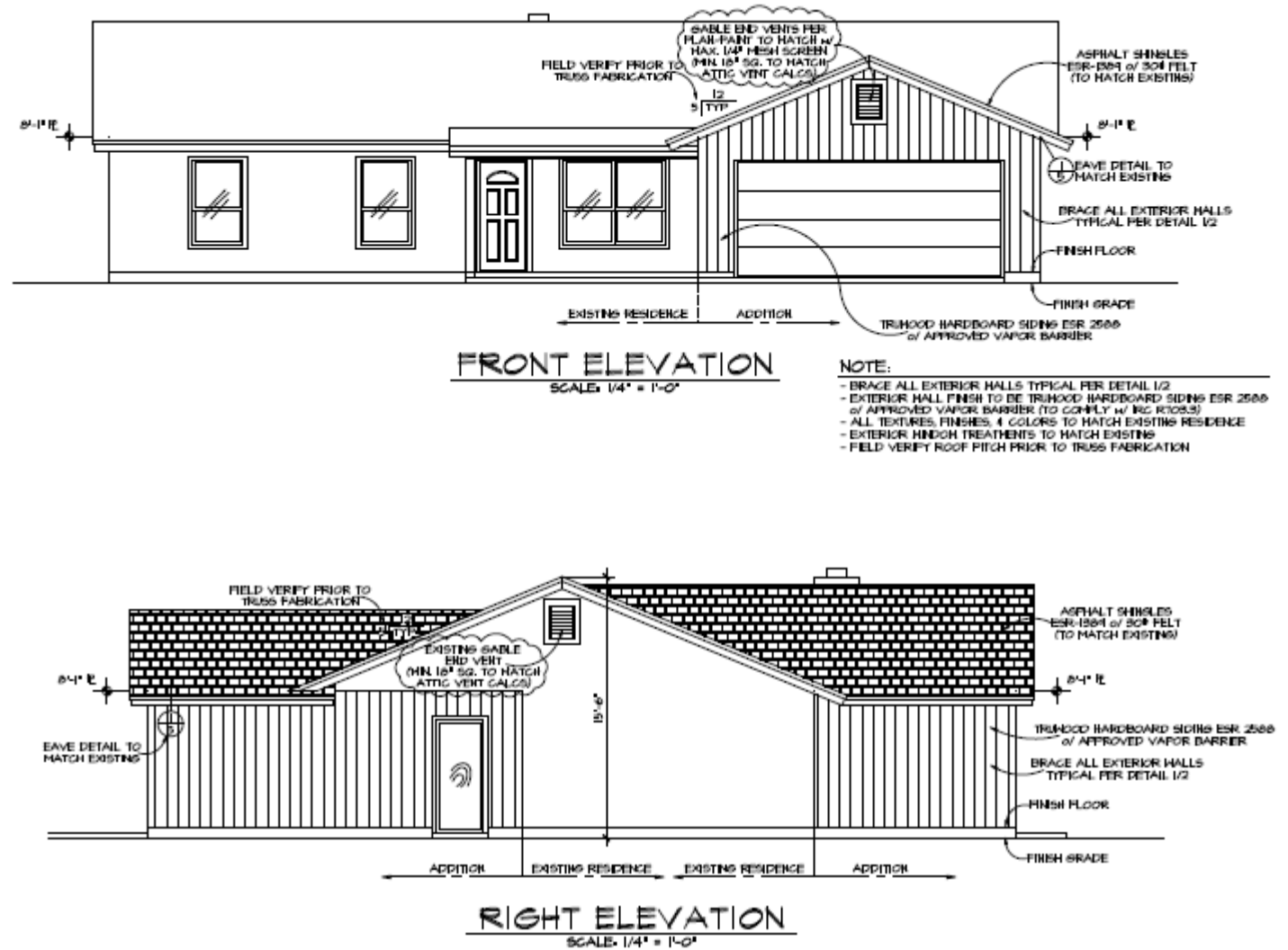
Site Plan

- 20'4" X 3'8" addition to existing carport
- Carport addition is 17 feet, four inches (17.33') from the front property
- Side yard setbacks comply with RS-9 PAD



Elevations

- Maximum height in RS-9 PAD District: 30 feet
- Peak height of existing home: 15 feet, 6 inches



Compatibility

- Majority of existing homes along Inca Street have enclosed garages



Summary

Findings

- ✓ A special circumstances justify the variance request.
- ✓ The special circumstances were not created by the property owner.
- ✓ Strict application of the MZO deprives the property owner of privileges enjoyed by other property in same zoning district.
- ✓ Granting of the variance will not grant special privileges inconsistent with other properties in area or in RS-9 PAD District.

Staff Recommendation

Approval with Conditions