



Board of Adjustment



BOA25-00305



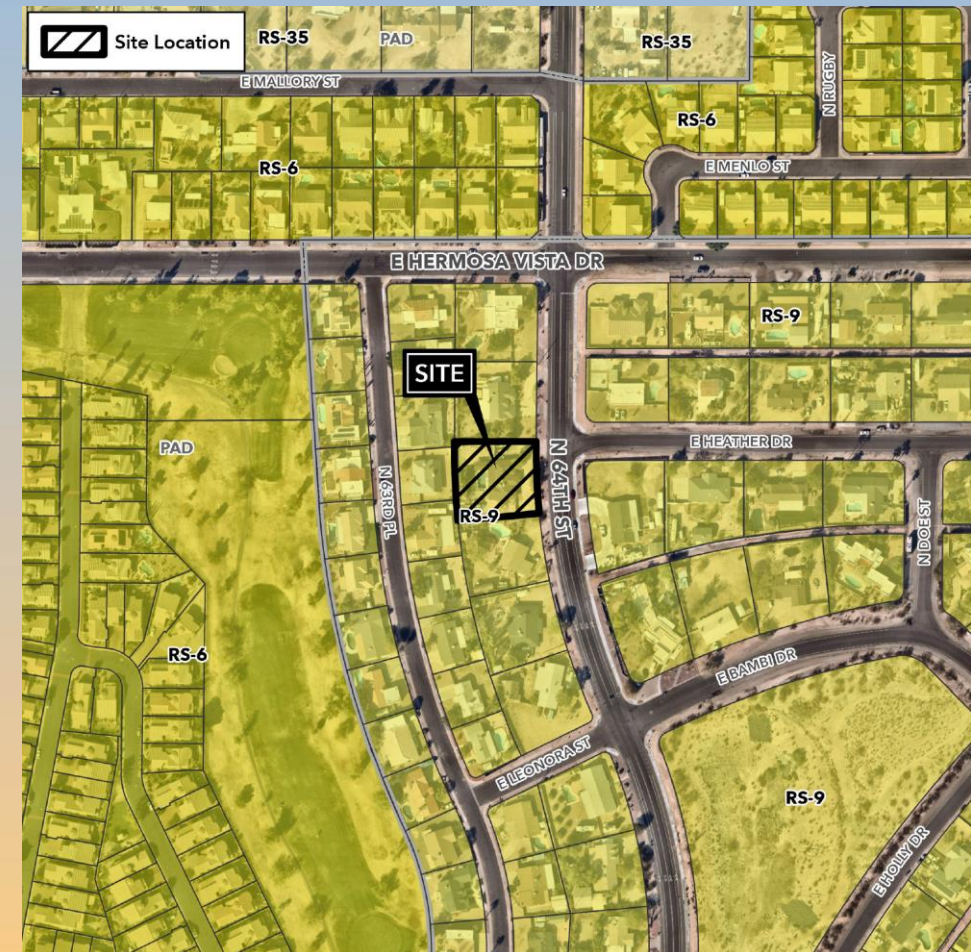
Request

- Special Use Permit (SUP) to allow a detached structure to exceed the height of the primary building
- Variance to allow a detached structure to encroach into the required side and rear yard setbacks



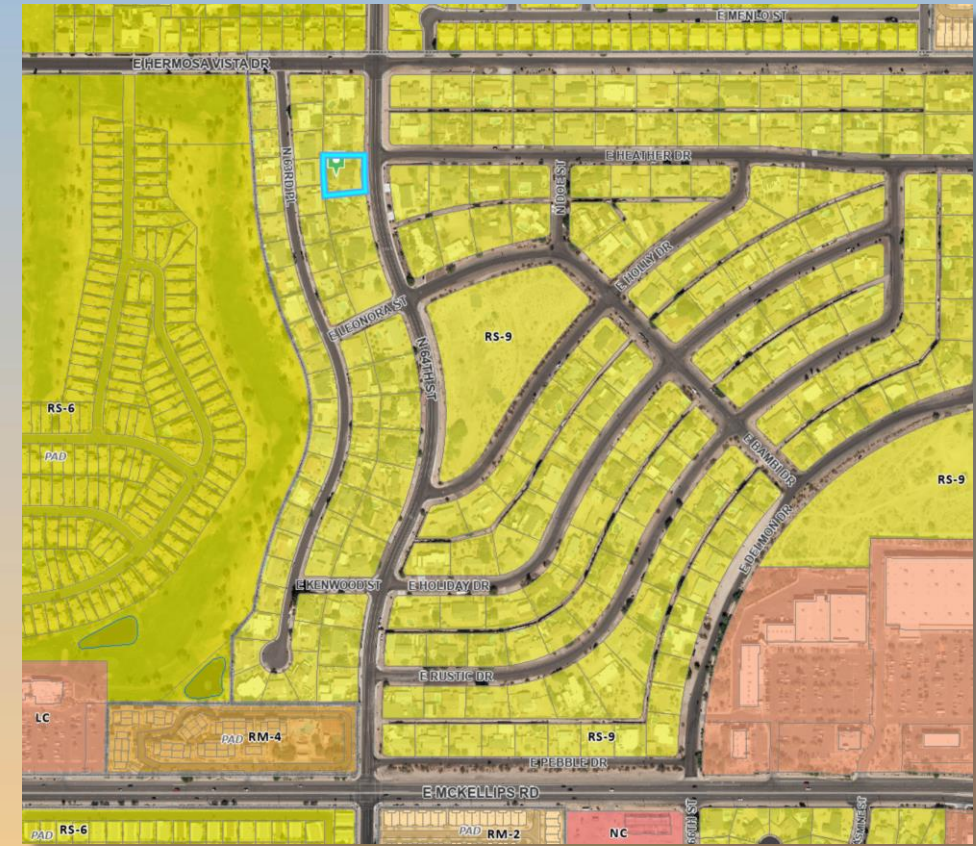


Location





Zoning





Site Photos

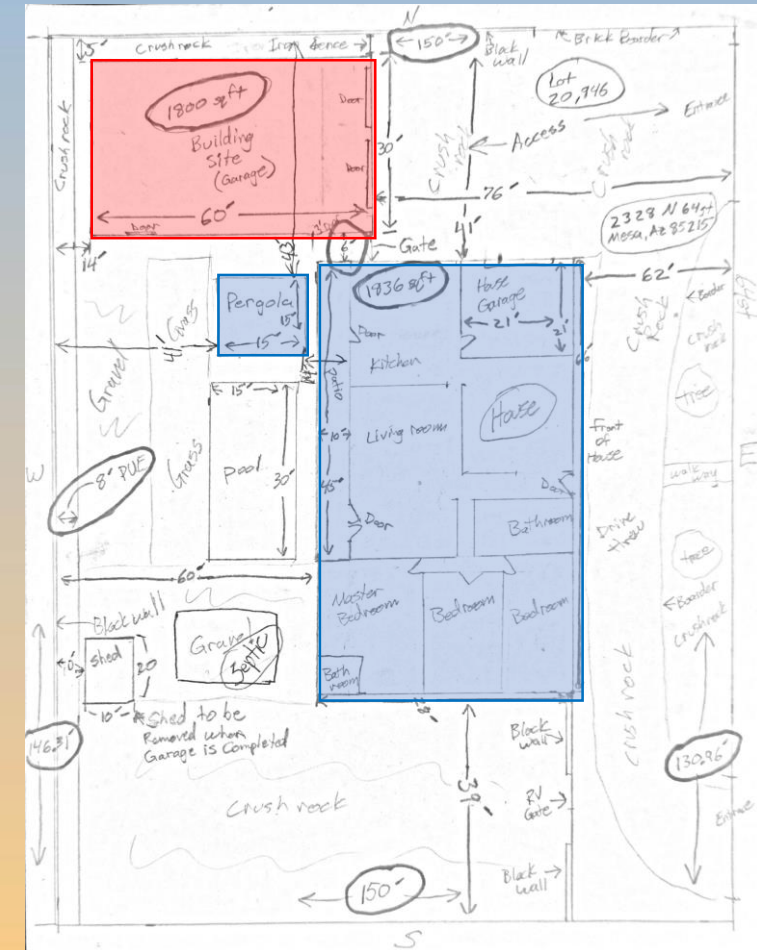


Looking from N. 64th St.



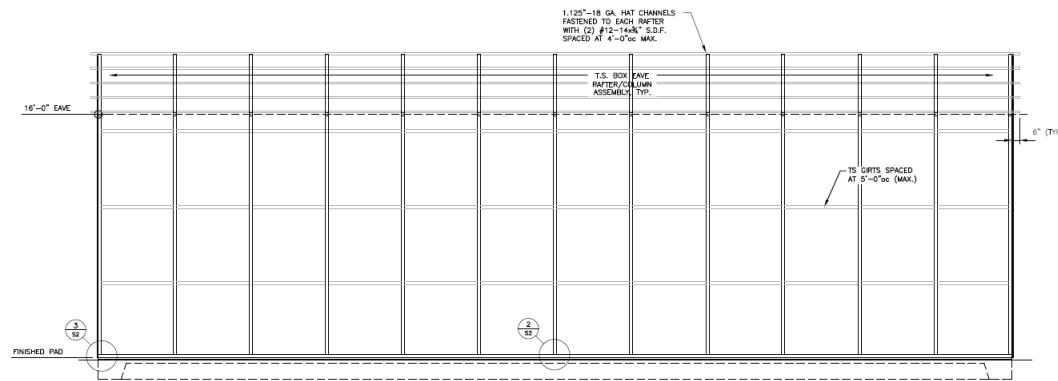
Site Plan

- There is an existing 1,836 SF home that is 16'-2" and pergola (blue)
- The 1,800 SF, 20' detached garage is proposed at the northwest corner of the lot 5 feet from the side property line and 14 feet from the rear (red)

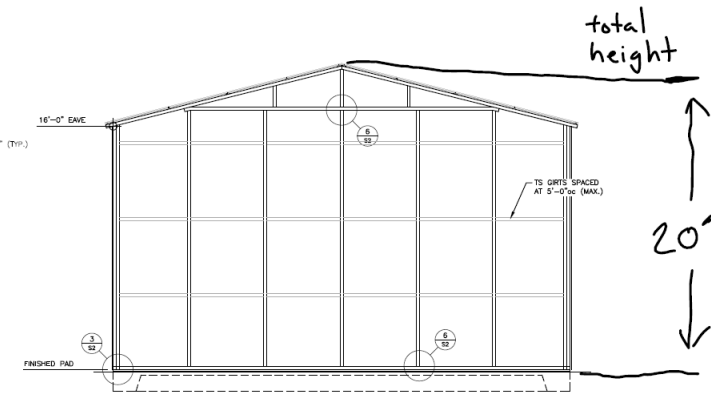




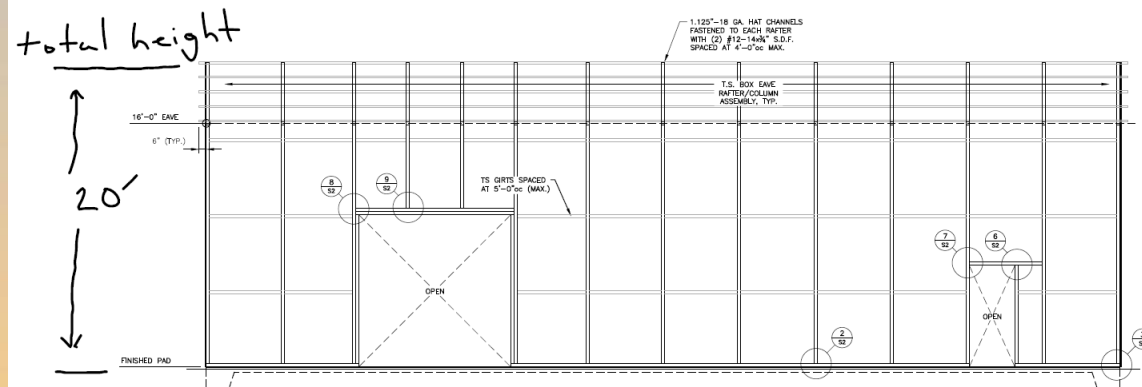
Elevations



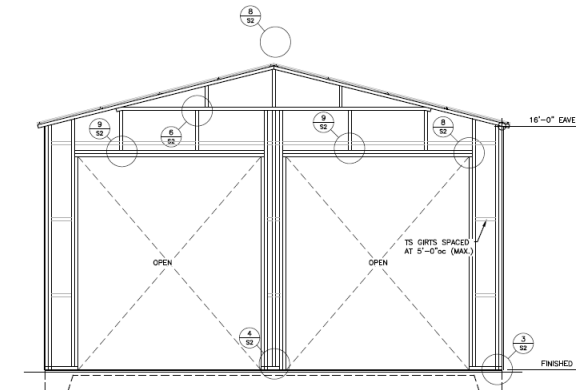
RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

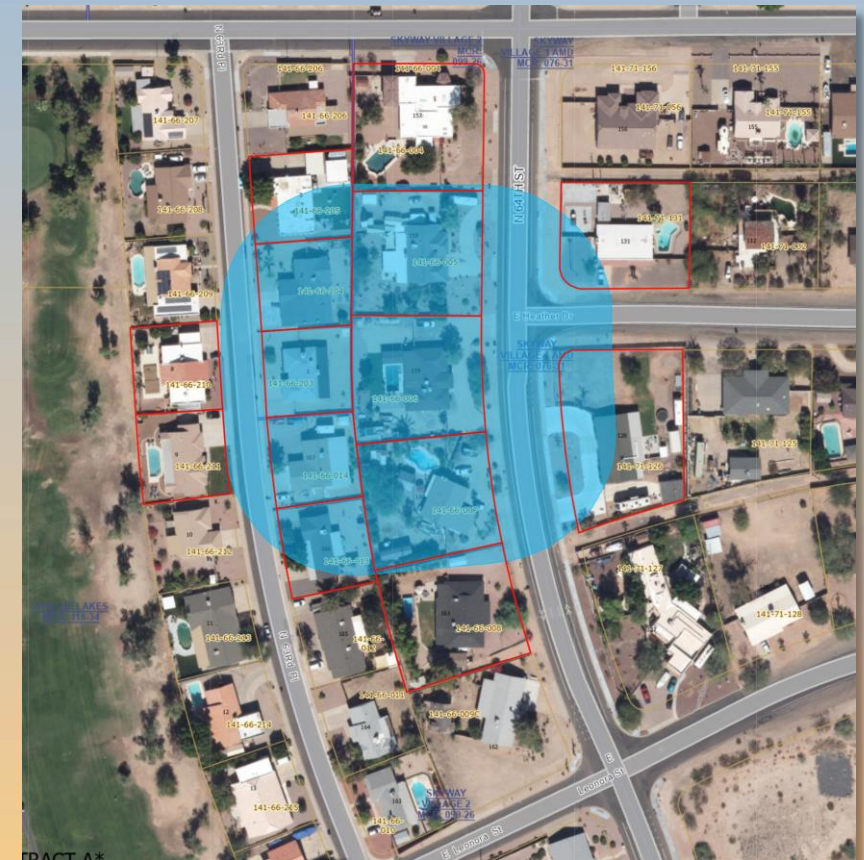


FRONT ELEVATION
SCALE: 1/4"=1'-0"



Citizen Participation

- Notified property owners within 150 feet
- No feedback was received





Approval Criteria

Section 11-70-5.E SUP Criteria

- ✓ Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
- ✗ Location, size, design, and operating characteristics are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;
- ✓ Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available.



Required Findings

Section 11-80-3 Required Findings:

- ✖ There are special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, and
- ✖ That such special circumstances are pre-existing, and not created by the property owner or appellant; and
- ✖ The strict application of the Zoning Ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district; and
- ✖ Any variance granted will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.



Summary of Findings

	Allowed	Dimensions	Square Footage	Height	Distance from Side and Rear
Proposed	No, requires SUP and Variance	60' x 30'	1,800 SF	20'	5' and 14'
Alternative to Height	Yes	60' x 30'	1,800 SF	15'	5' and 8' (rear setback of 8' due to PUE)
Alternative to Size	Yes	49' x 28'	1,372 SF	20'	7' and 25' (required setbacks)



Findings

- ✘ Does not meet the required finding for an SUP in Section 11-70-5.E of the MZO
- ✘ Does not meet the required findings for a Variance in Section 11-80-3 of the MZO

*Staff recommends Denial of the requested
Special Use Permit and Variance*



Board of Adjustment