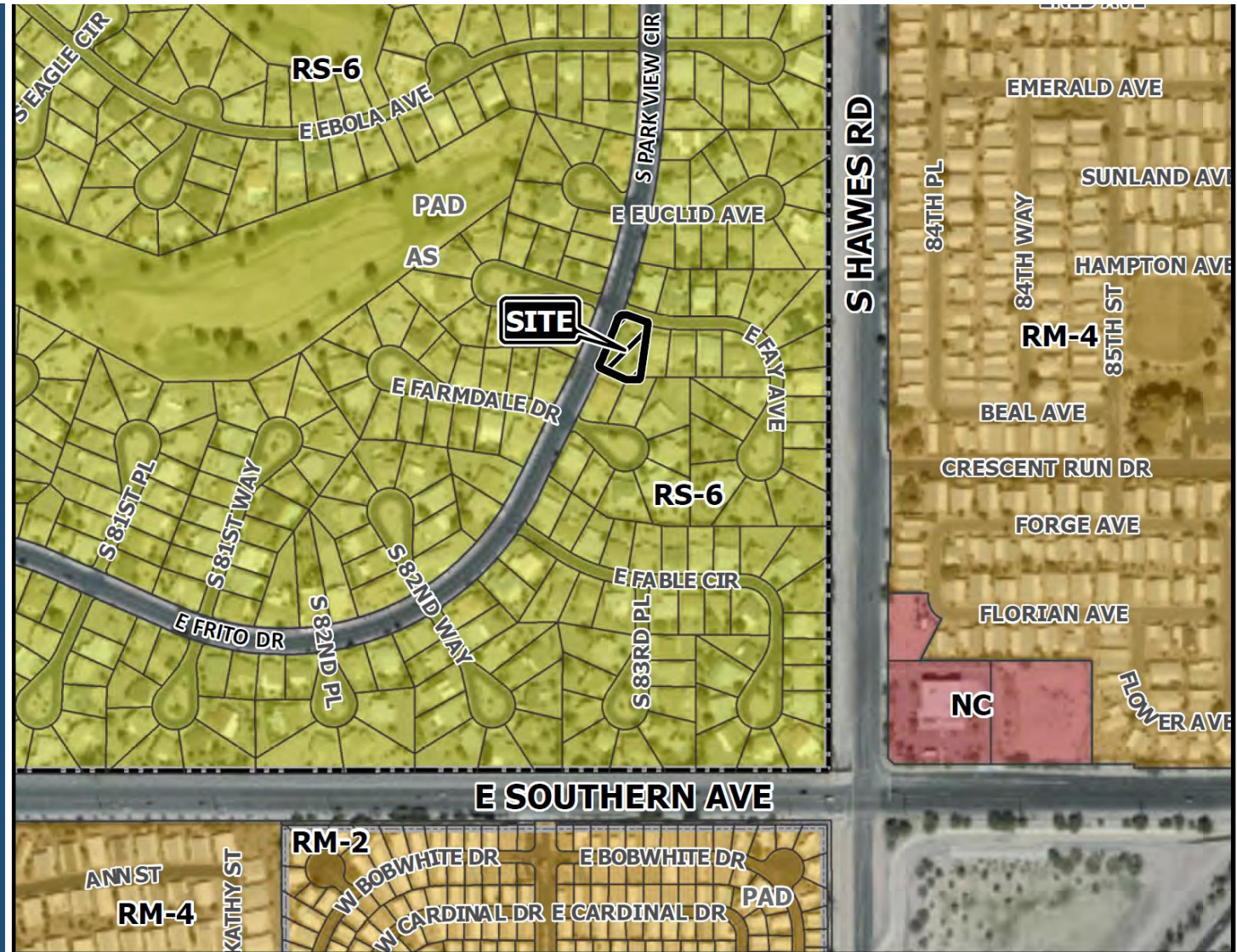




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Location

- 8311 E. Fay Ave
- Within Fountain of the Sun PAD
- Approximately 0.25 miles northwest of the intersection of E. Southern Avenue and S. Hawes Road





General Plan

Neighborhood

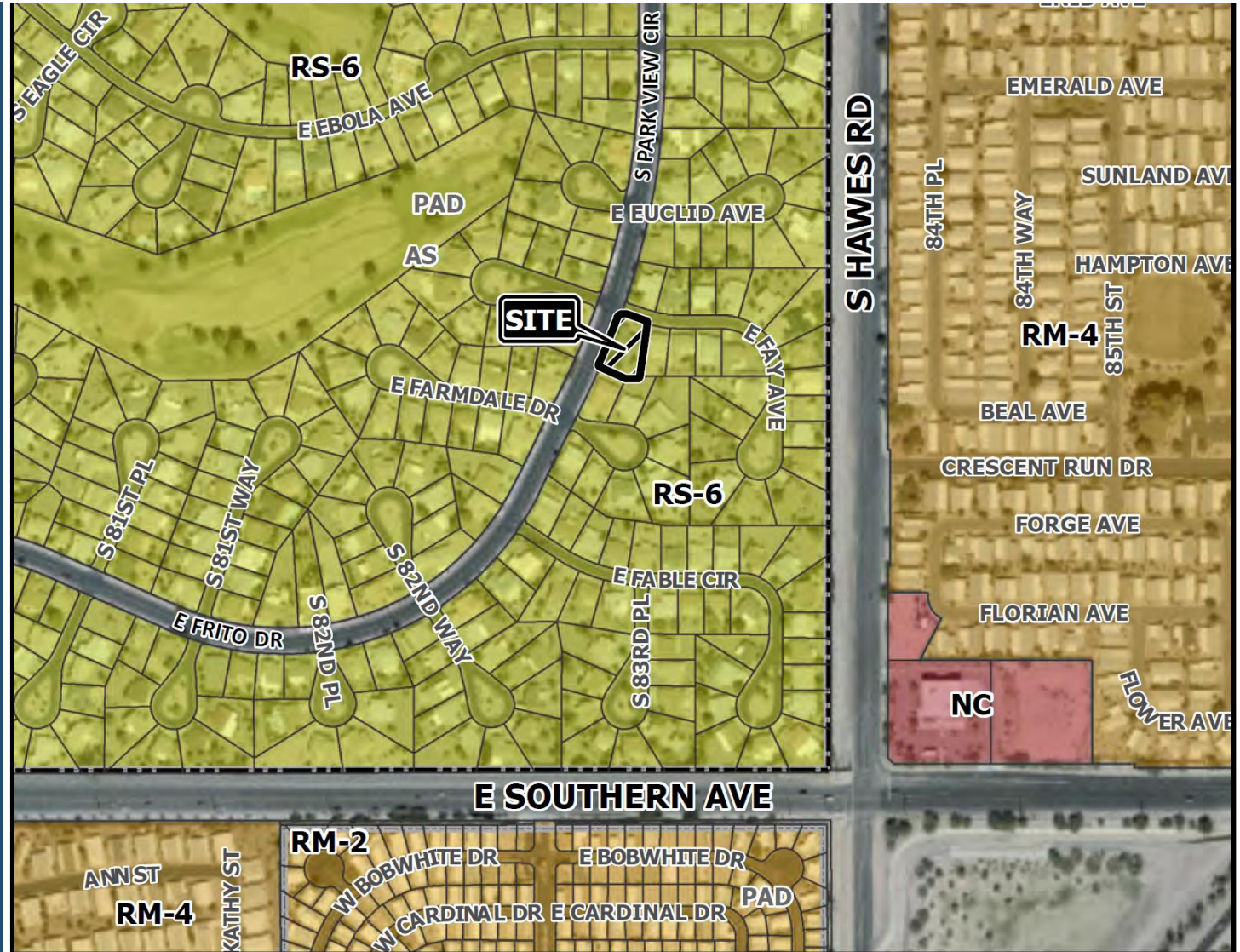
- Safe places to live
- Variety of housing

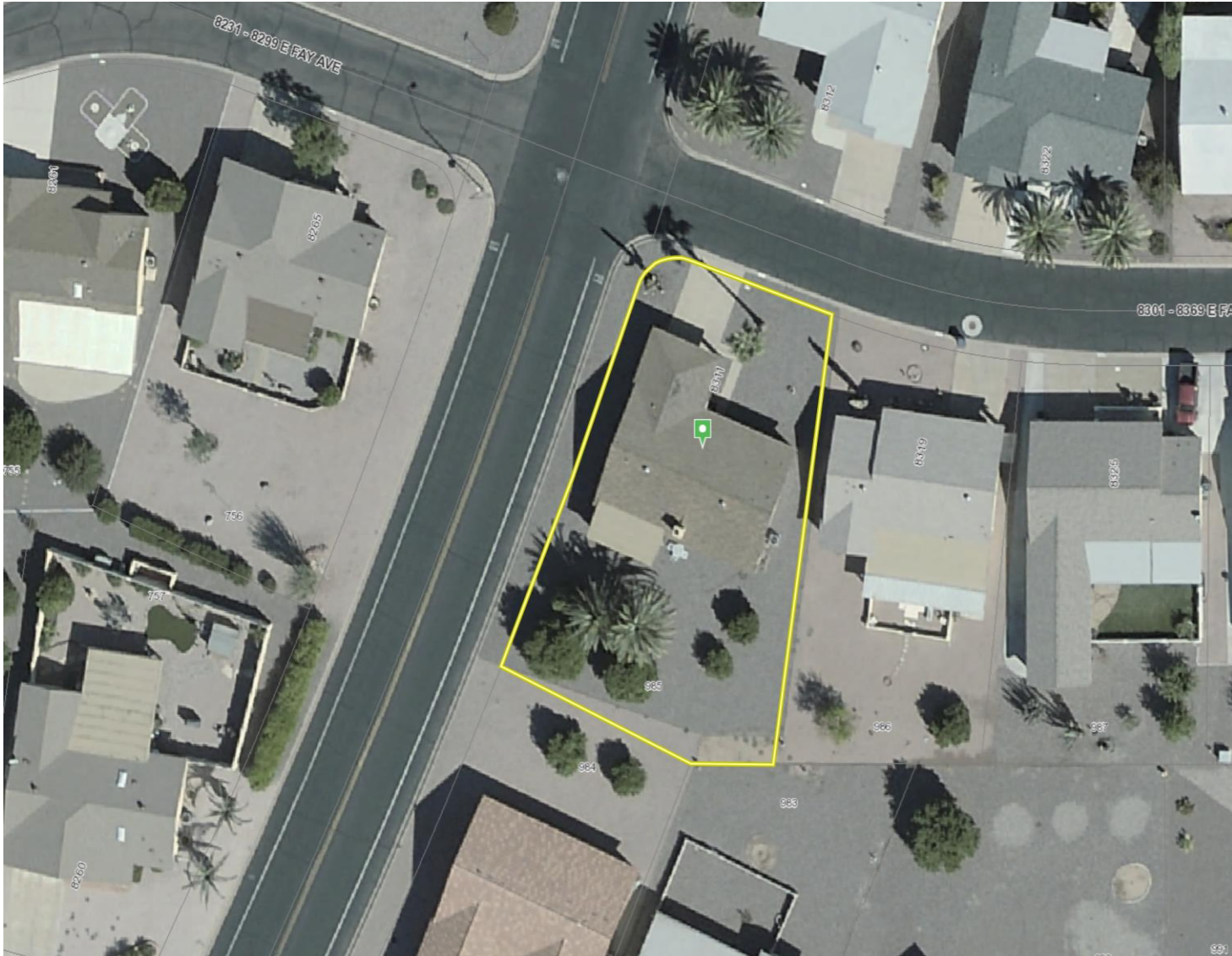
Manufactured Home Sub-type

- Includes Manufactured Home Parks
- Age-restricted developments

Zoning

- Single Residence (RS-6)
Planned Area Development (PAD)
Age -Specific Overlay (AS)
Airfield Overlay (AF)
- Single Family Home
- Permitted use in the RS-6-
PAD-AS-AF District





Request

- Modification to a PAD

Purpose

- Allow for a 19' x 6' addition to an existing carport to facilitate a garage enclosure within the required front yard setback of a RS-6-PAD-AS-AF District.

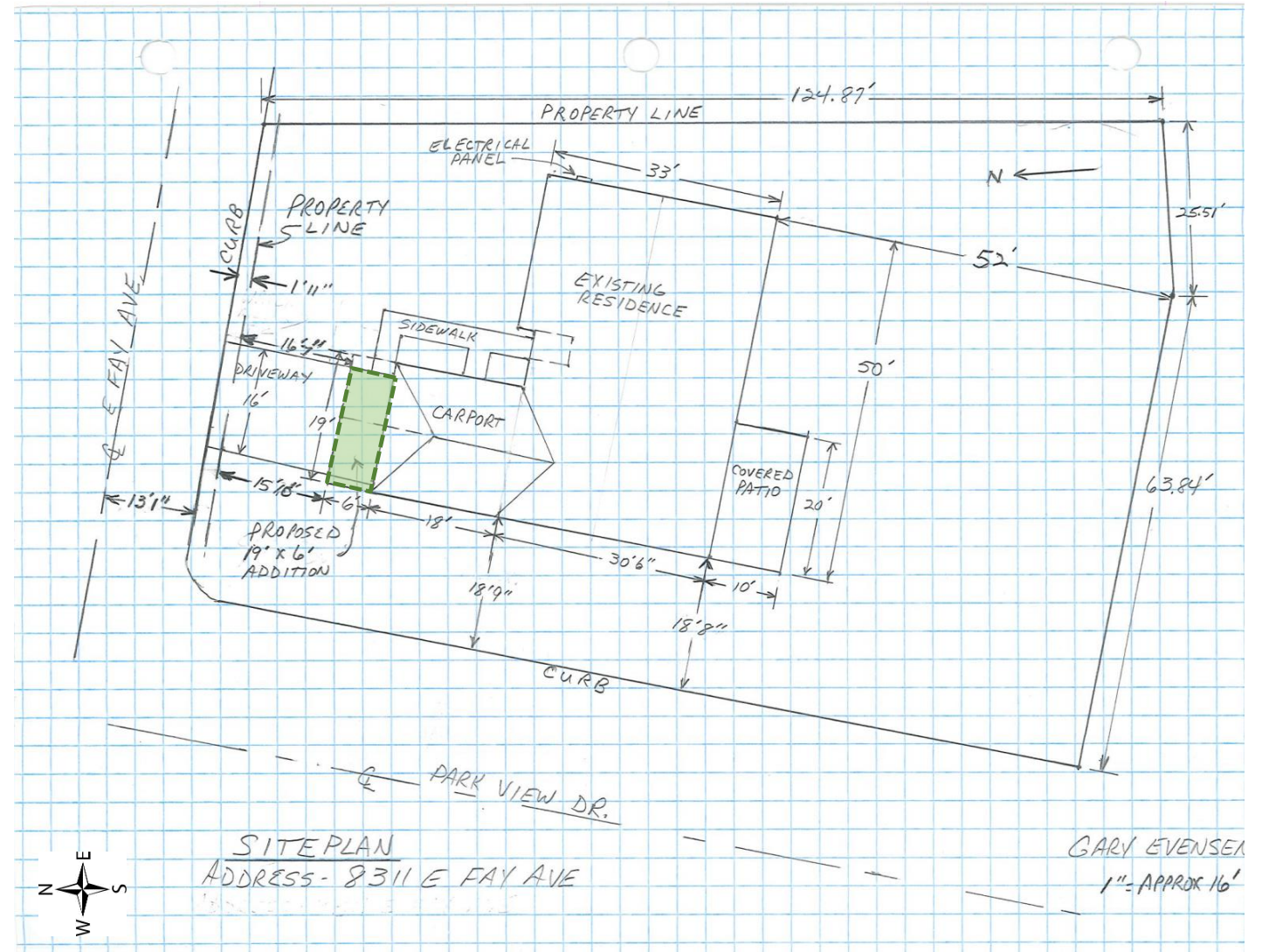
Site Photo



Looking south towards the subject site

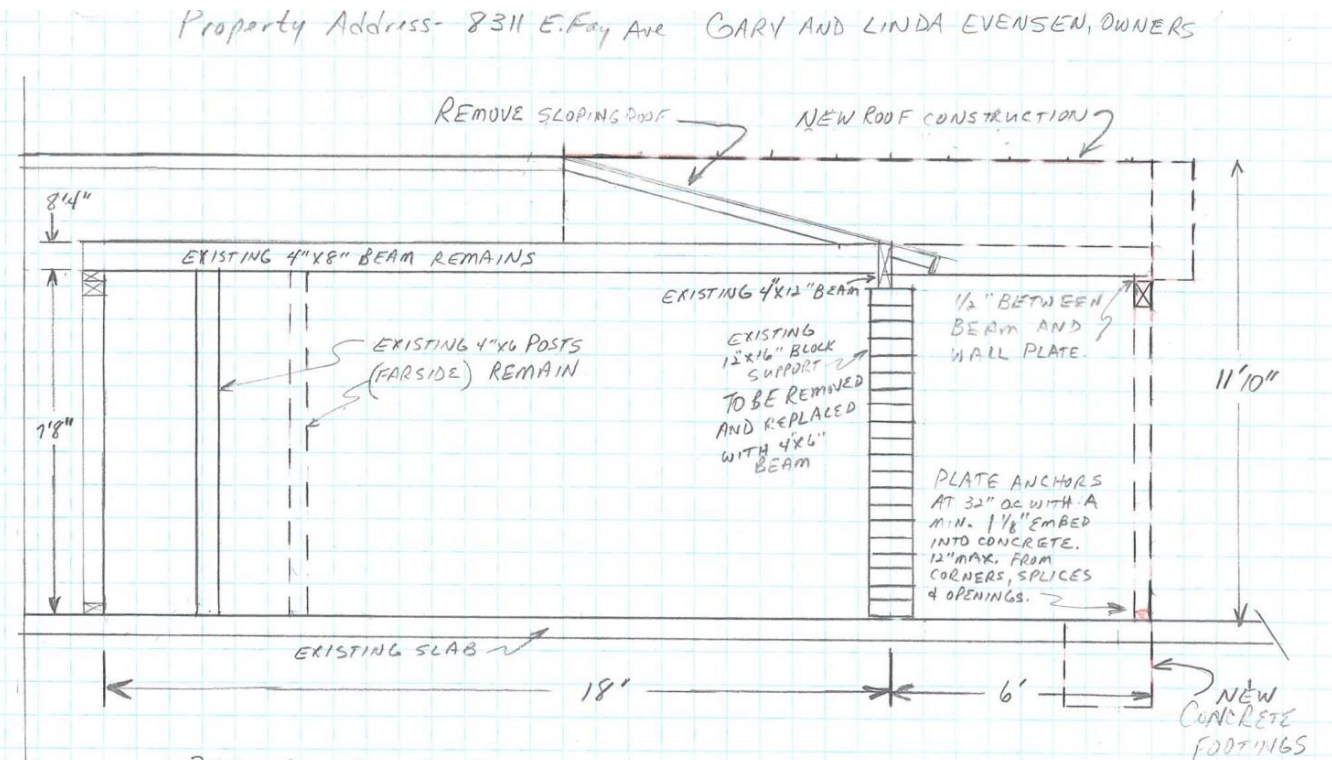
Site Plan

- 19' X 6' addition to existing carport
- Carport addition is 15'10" from the front property line
- Side yard setbacks comply with RS-6-PAD-AS-AF District



Elevations

- Maximum height in RS-6-PAD-AS-AF PAD District: 30 feet
- Peak height of existing carport: 11 feet, 10 inches



RAFTERS ARE MANUFACTURED TRUSSES AT 16" O.C.
WALLS ARE 2"X4" AT 16" O.C. WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
EXTERIOR FINISH IS O.S.B. PLYWOOD, STUCCO, PRIMED, AND PAINTED

1" = approx 3'

Summary

Findings

- ✓ Existing home's double-car carport is 19' X 18'.
- ✓ The carport addition will facilitate a garage enclosure that meets the length requirement of Section 11-32-4(F)(2) of the MZO
- ✓ Enclosure of the carport into a garage improves security, adds value and contributes to the sustainability of the Fountain of the Sun PAD.

Staff Recommendation

Approval with Conditions



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