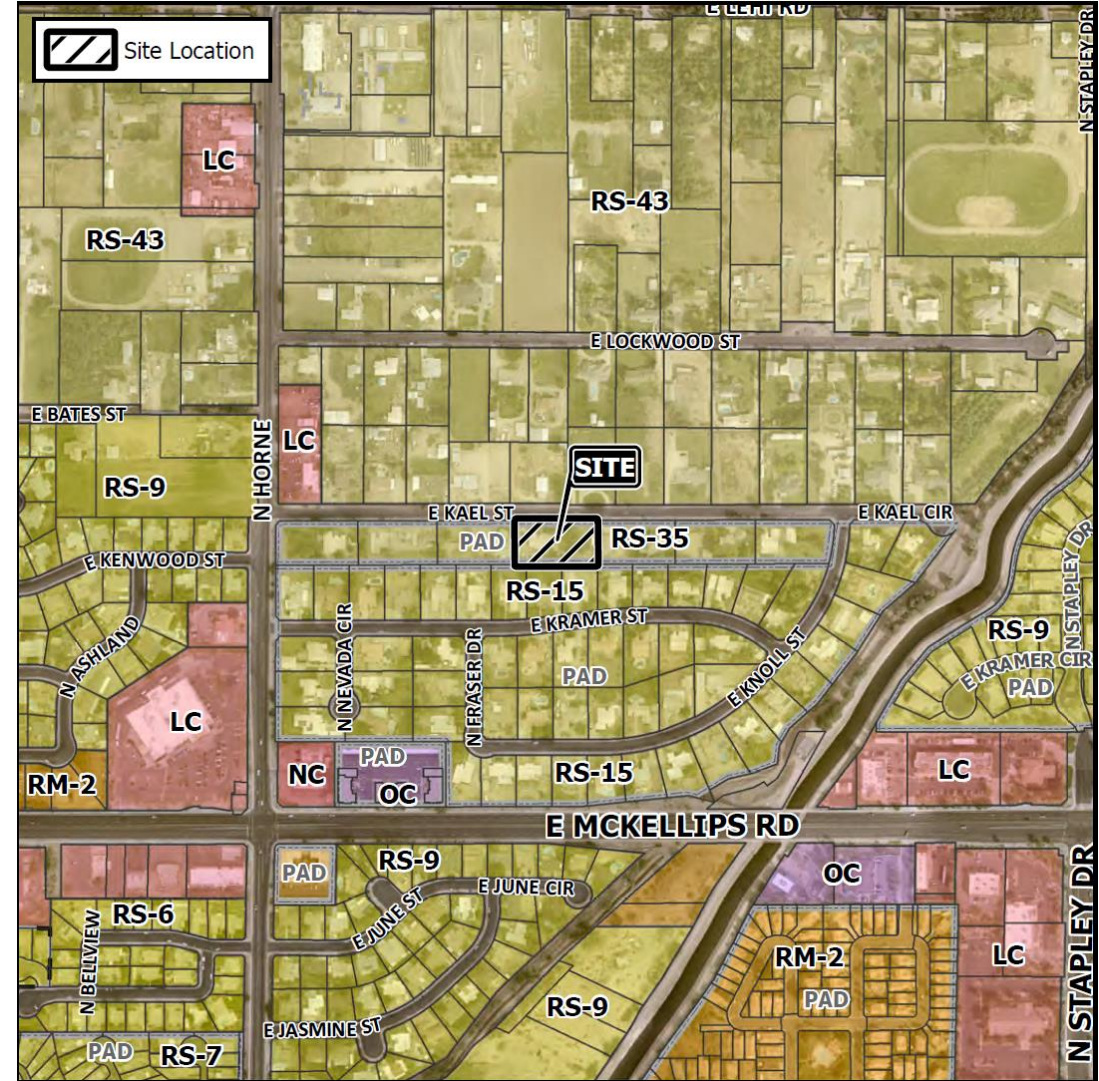


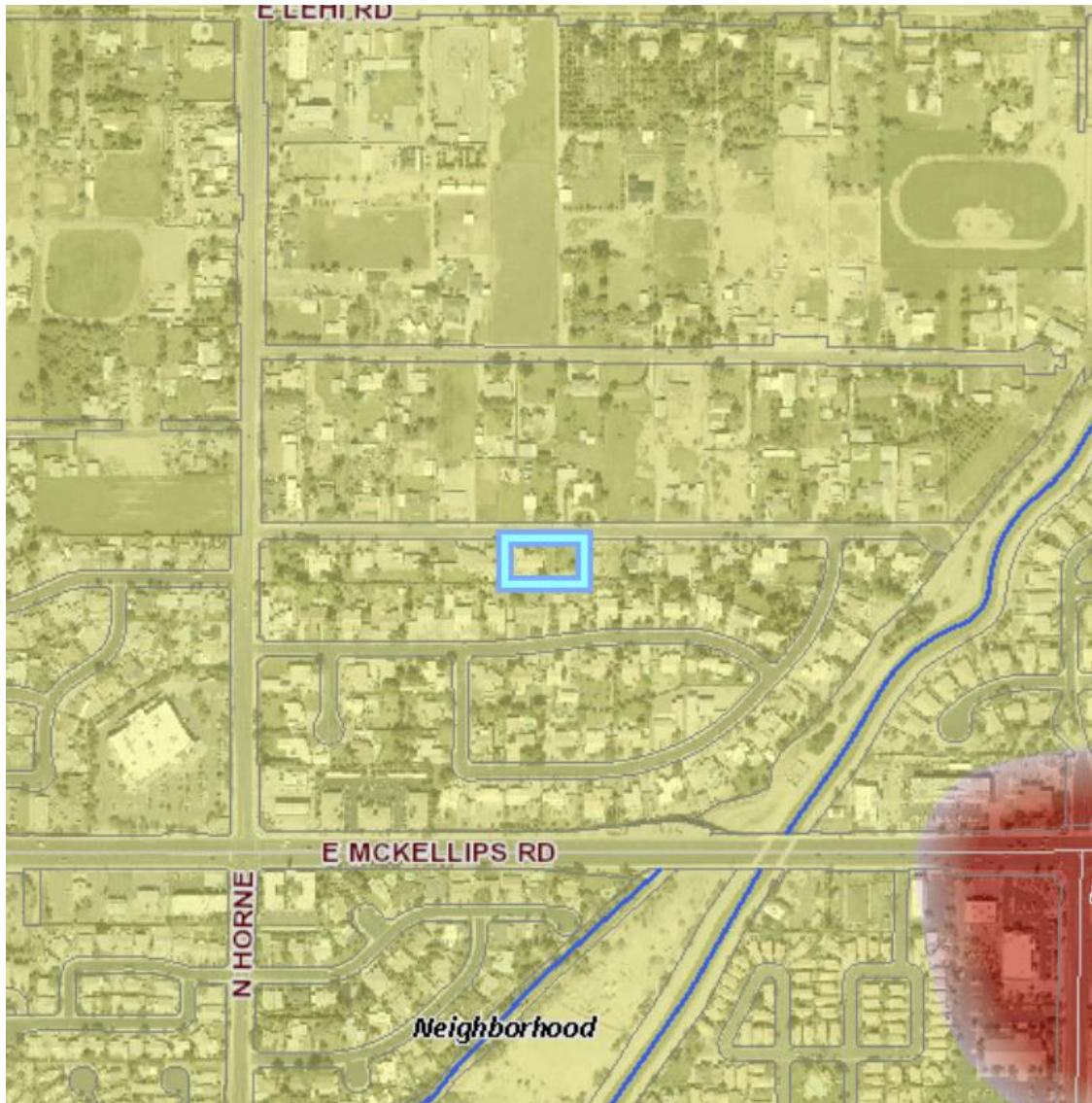


BOA21-00823

Location

- 939 East Kael Street
- Located north of McKellips Rd
- East of Horne





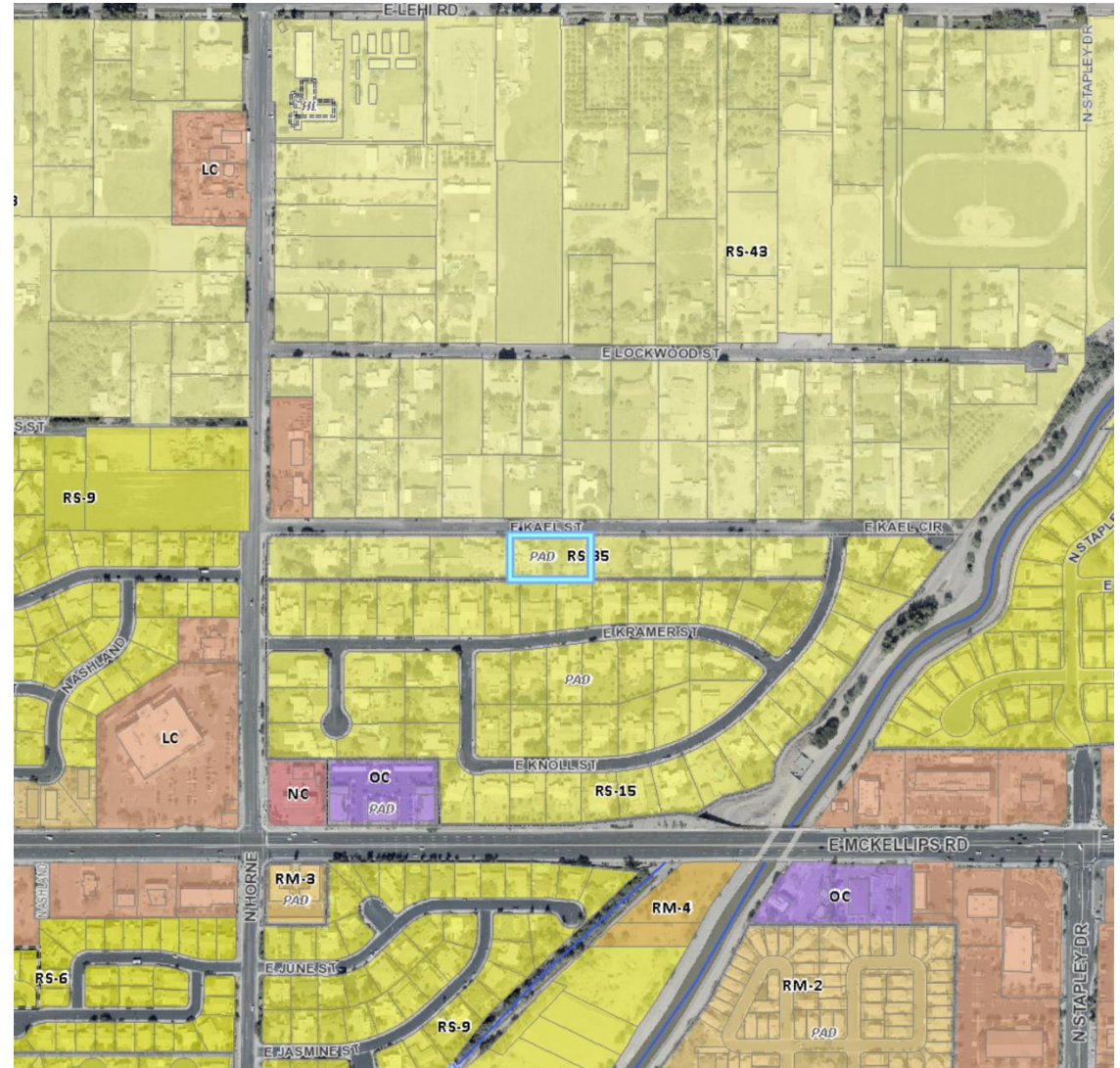
General Plan

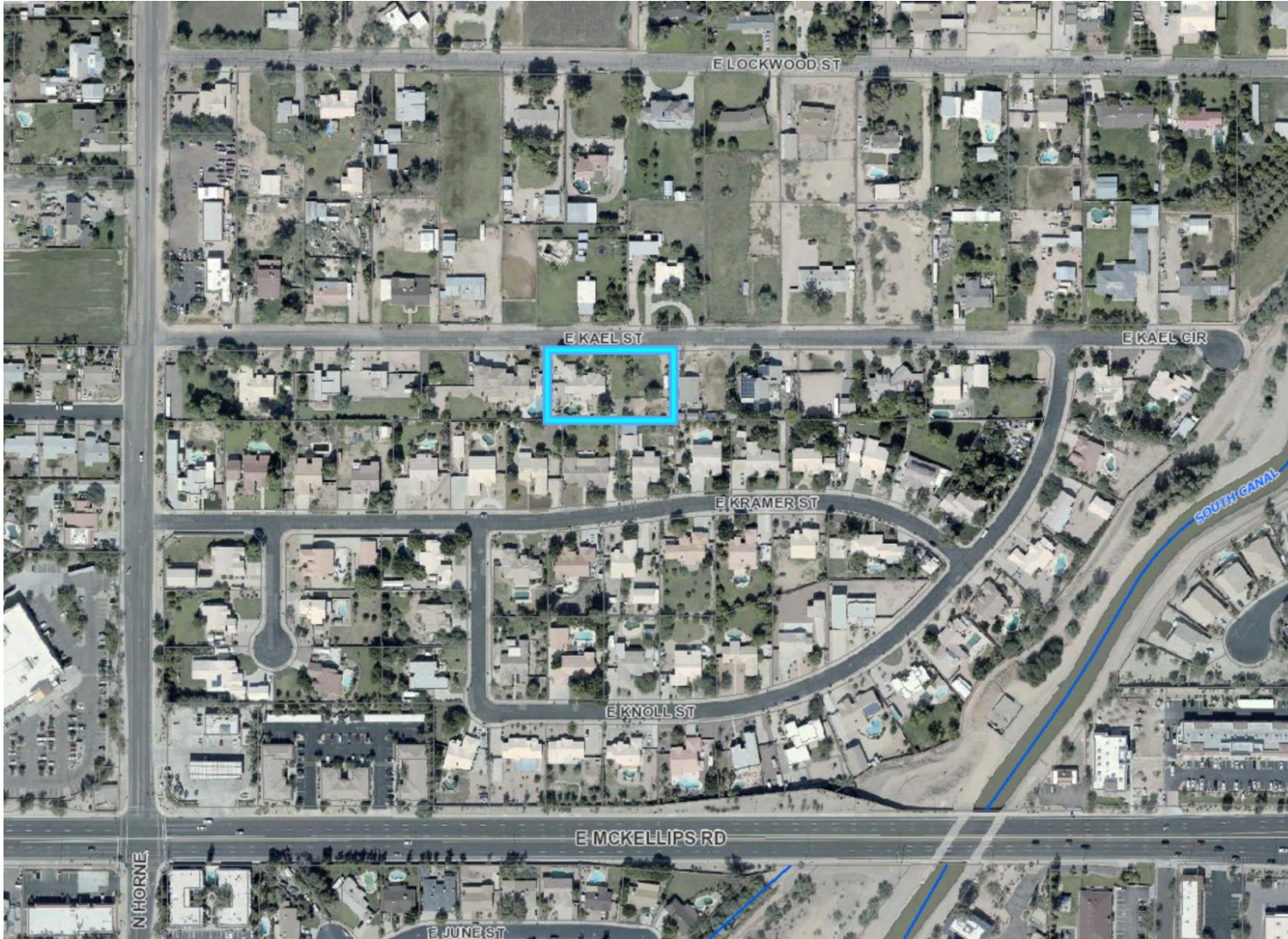
Neighborhood

- Safe places to live
- Variety of housing

Zoning

- Single Residence-35
Planned Area
Development Overlay
(RS-35) PAD
- Single residence with
accessory buildings
- Permitted use in the RS-
35 District





Request

- Variance for a reduced rear yard setback from 30-feet to 3-feet, 8-inches

Purpose

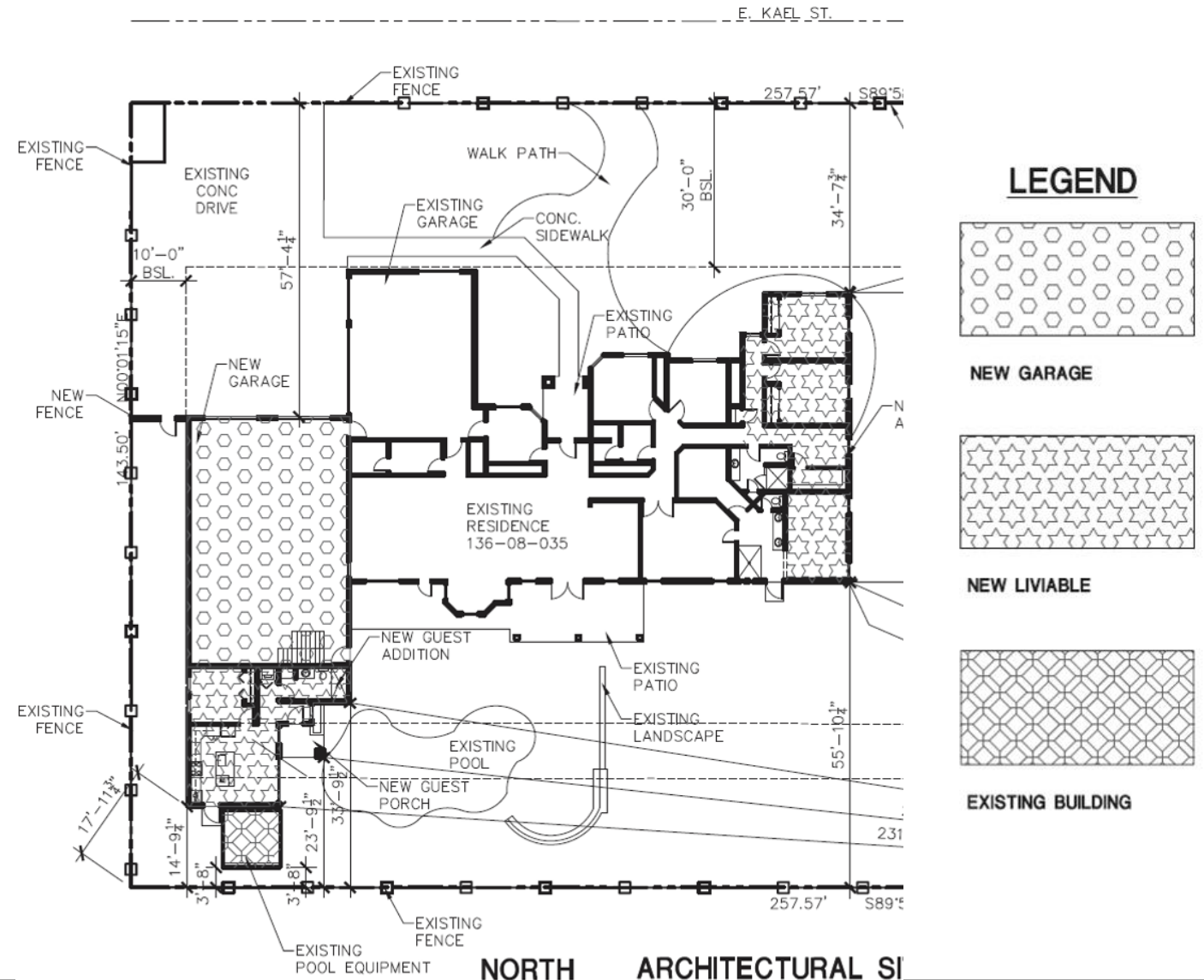
- Allow for an addition to the existing home

Site Photo



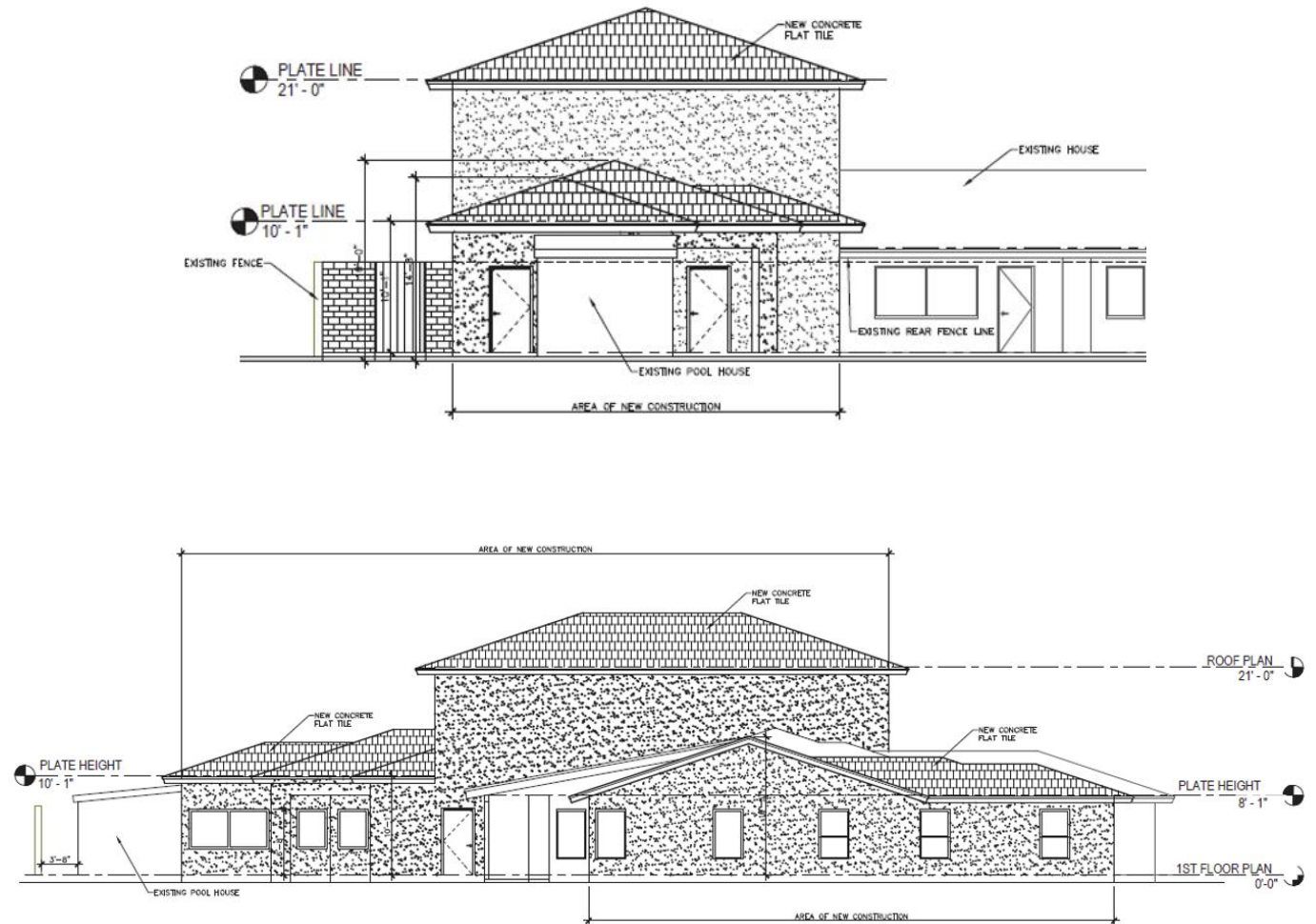
Site Plan

- Proposed addition to accommodate:
 - 1,350 sf RV garage
 - 542 sf Accessory Dwelling Unit
- Reducing the rear yard setback from 30' to 3'-8" (26'-4" encroachment)



Elevations

- Proposed addition to accommodate:
 - 1,350 sf RV garage
 - 542 sf Accessory Dwelling Unit
- Reducing the rear yard setback from 30' to 3'-8" (26'-4" encroachment)



Approval Criteria

Section 11-80-3

- | | |
|---|---|
| x | Special circumstances apply to the site |
| x | Special circumstances are pre-existing |
| x | Strict application of MZO deprives property of privileges |
| x | Approval will not grant special privileges |

Summary

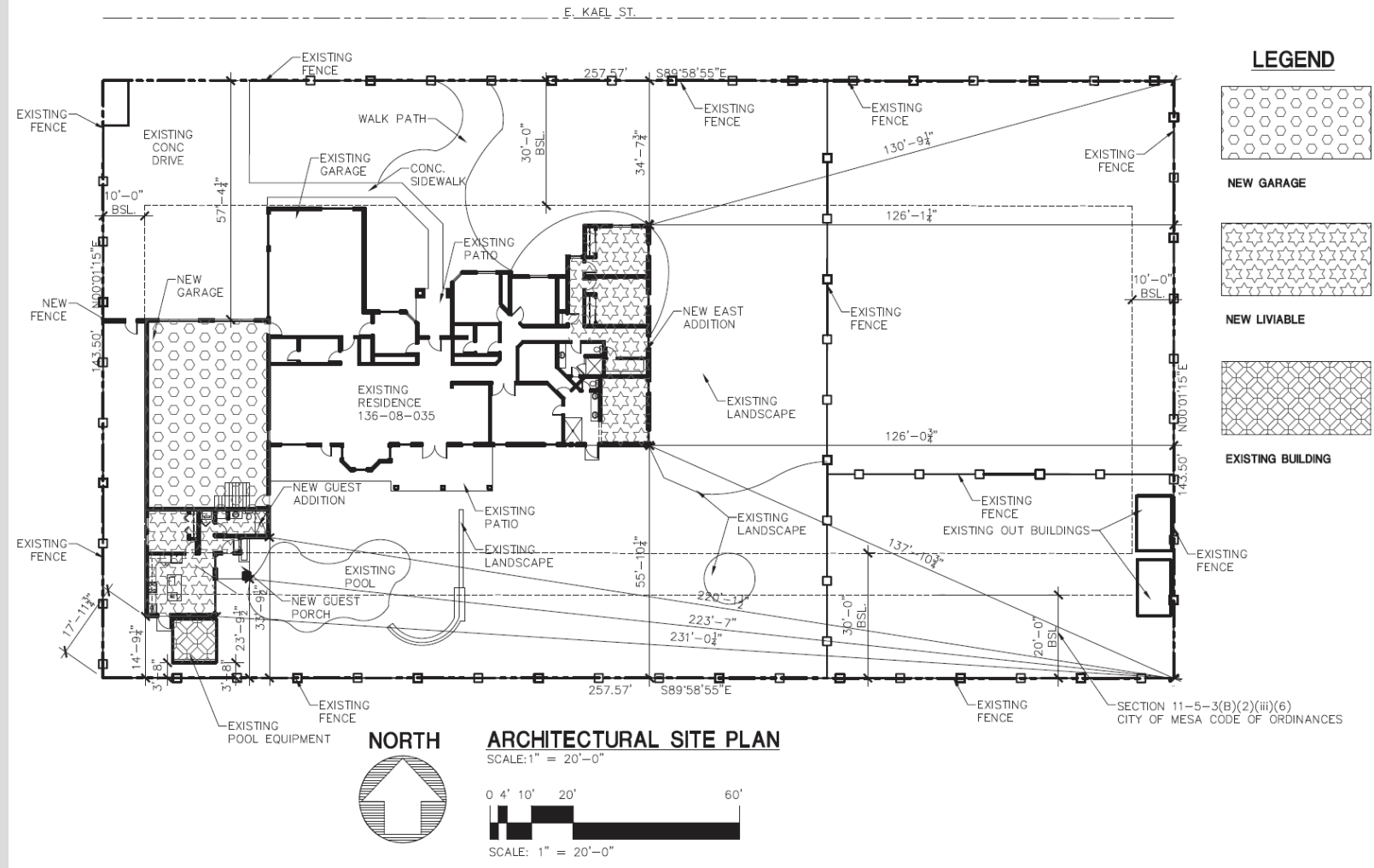
Findings

- Special circumstances are not present on the site
- Need for a Variance is based on property owner's design choices
- Strict compliance with MZO development standards will not deprive the property of privileges enjoyed by other properties in the neighborhood
- Granting of this variance request constitutes a special privilege inconsistent with MZO development standards within the RS-35 zoning district

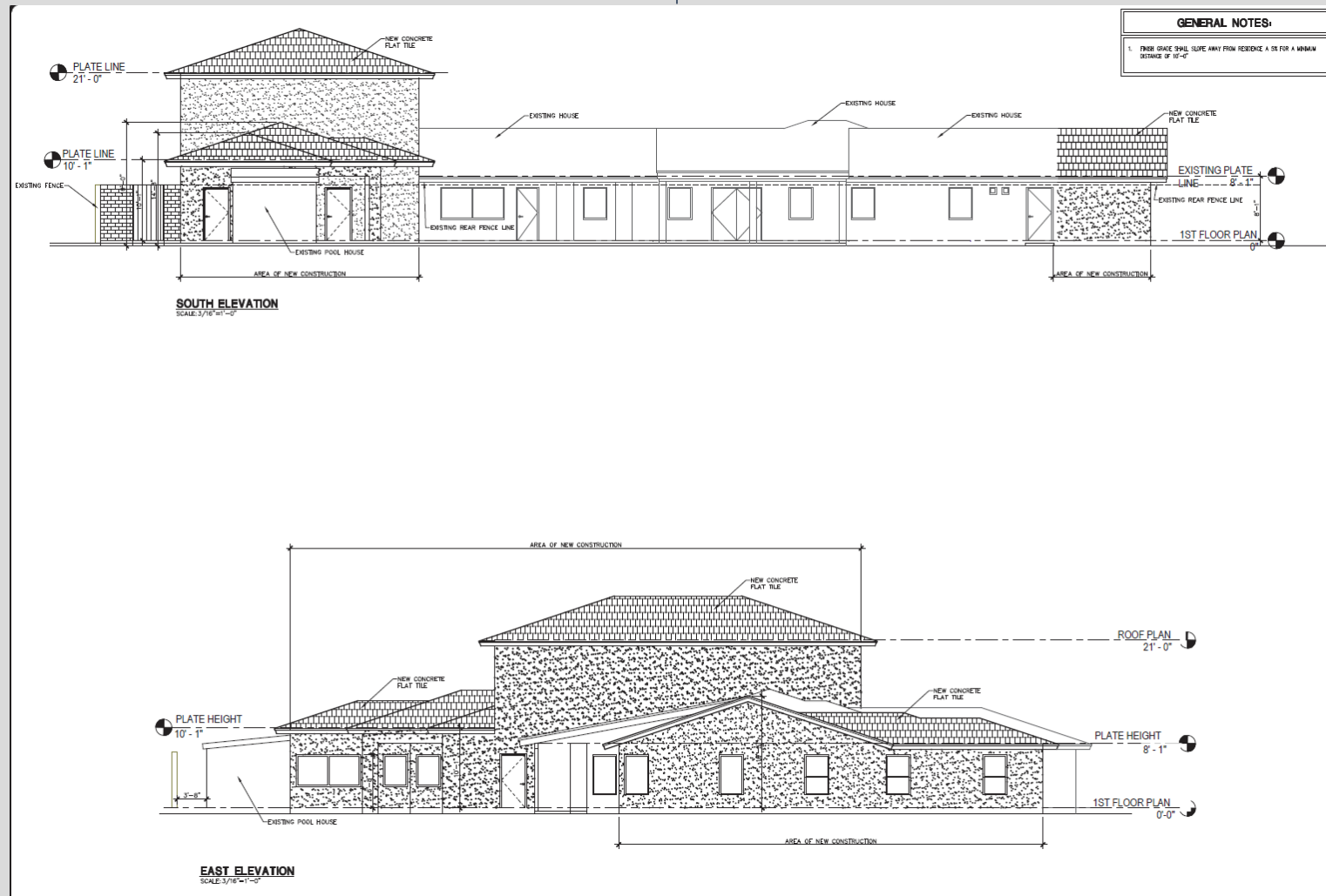
Staff Recommendation

Denial

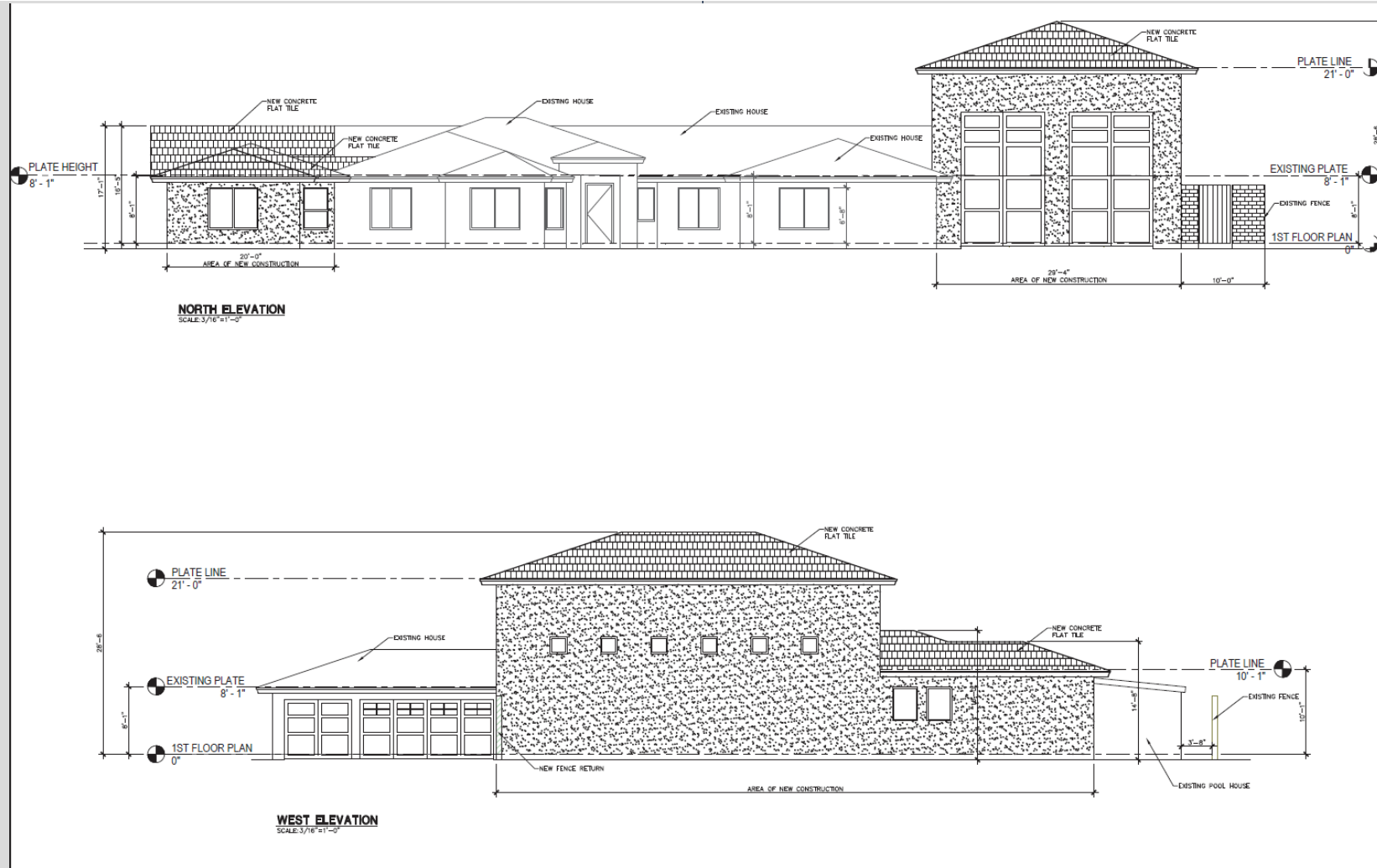
Supplemental Site Plan illustration



House Elevations – South and East



House Elevations – North and West



Floor Plan

