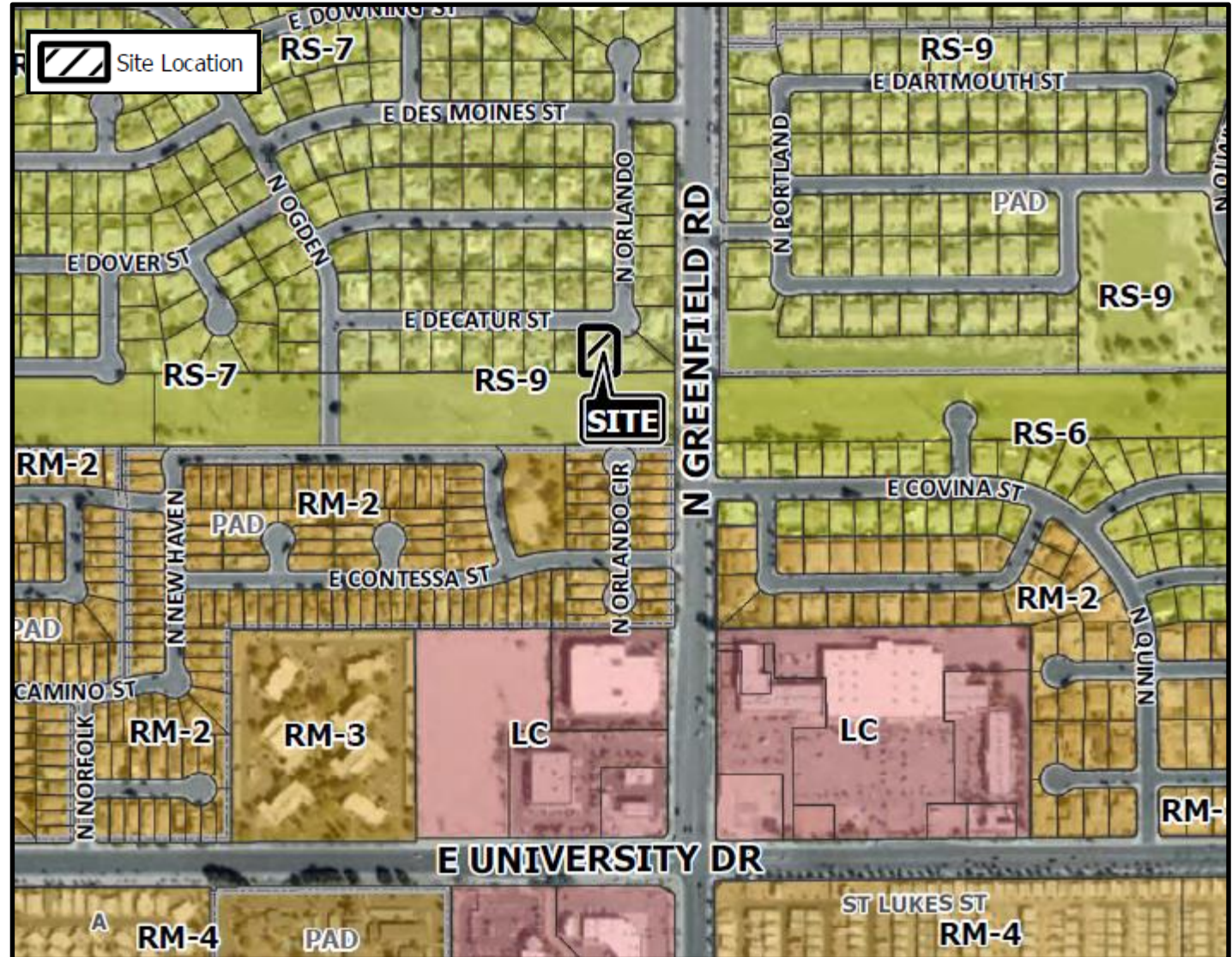




BOA20-00568

Location

- 4359 East Decatur Street
- Located 170 feet west of Greenfield Road and a quarter mile north of University Drive.





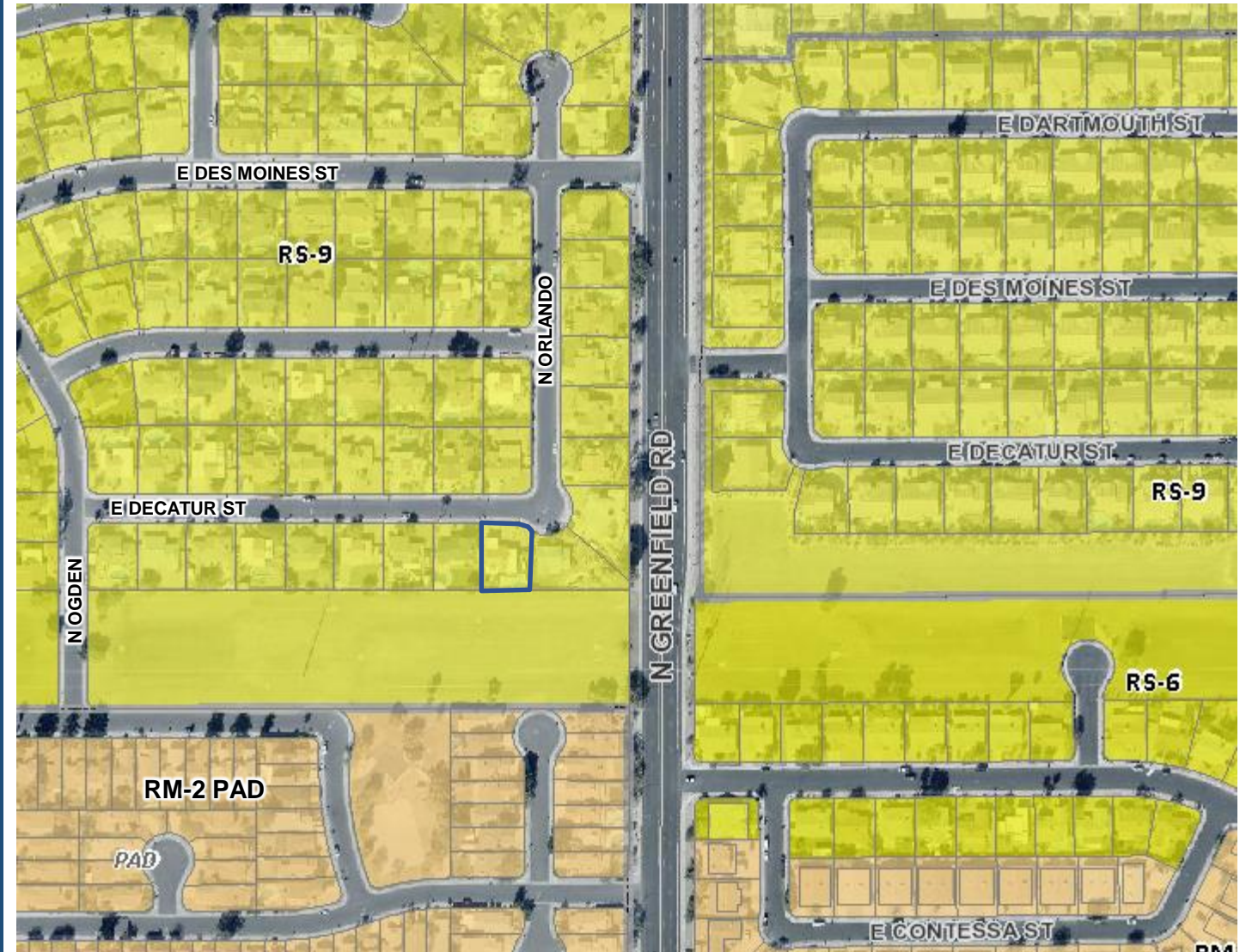
General Plan

Neighborhood

- Safe places to live
- Variety of housing

Zoning

- Single Residence 9 (RS-9)
 - Single Family Home
 - Permitted use in the RS-9 District





Request

- Variance

Purpose

- Allow a detached accessory building, which exceeds eight feet in height, to be closer to the primary residence than six feet and within the side yard.

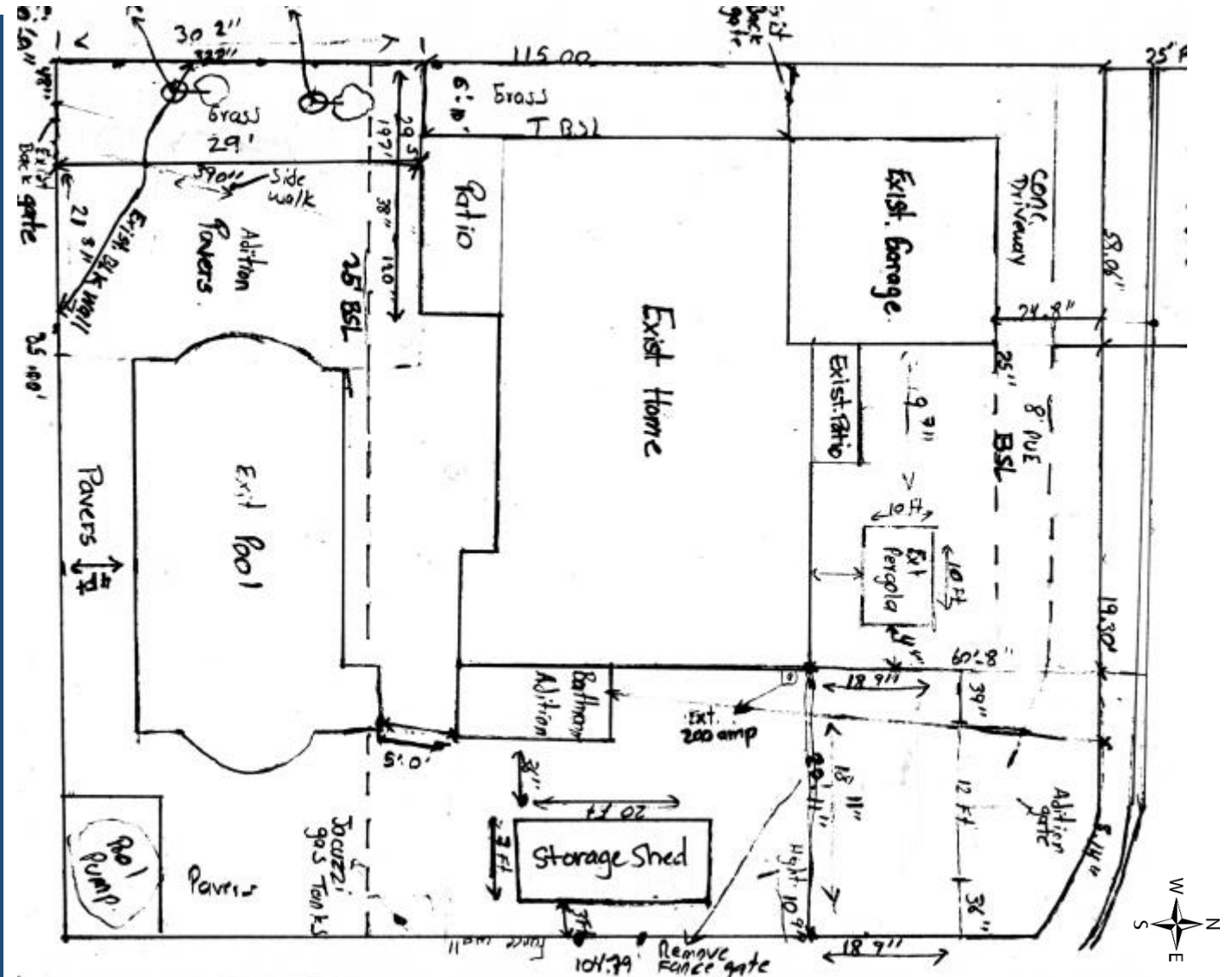
Site Photo



Looking south towards the subject site

Site Plan

- Existing home meets RS-9 setbacks
- Storage Shed
 - 140 SF, 10 ft. in height
 - 3 ft. setback from east property line
 - 3 ft. from existing home



MZO Requirements

- Maximum height in side yard setback = 8 ft.
- Separation from existing home = 6 ft.



Compatibility

- Examples of other detached accessory buildings in the neighborhood



Summary

Findings

- ✗ No special circumstances related to lot's size, shape, topography, location, or surroundings.
- ✗ Hardship is self-imposed.
- ✗ It is possible to construct a detached accessory building in compliance with MZO requirements.
- ✗ Granting of this variance request constitutes a special privilege

Staff Recommendation

Denial