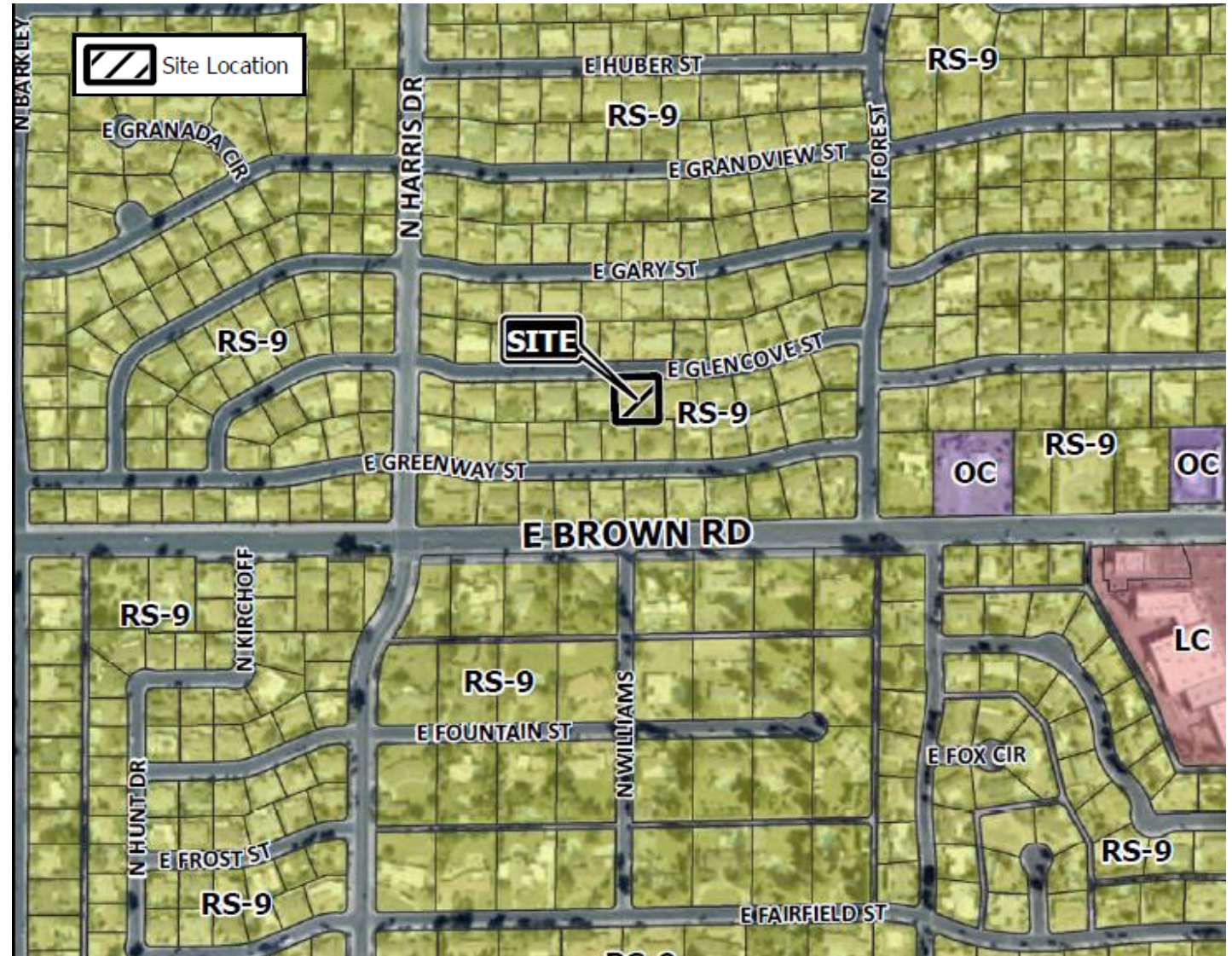




**BOA20-00797**

# Location

- 1665 East Glencove Street
  - Located 400± feet north of Brown Road, between Stapley Drive and Gilbert Road
- Within the East Orangewood Estates Unit Two Subdivision.





# General Plan

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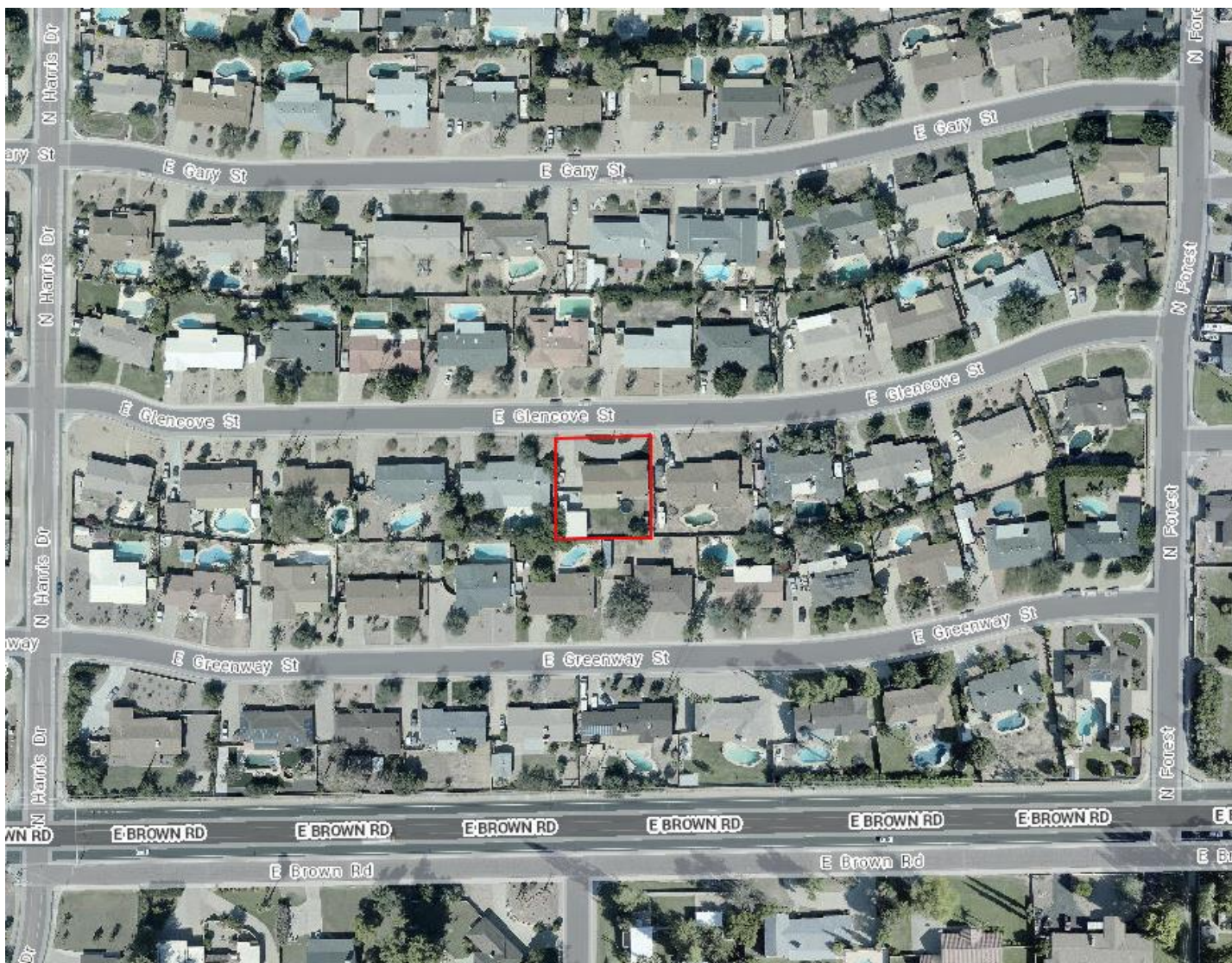
## Neighborhood

- 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, within the side yard.

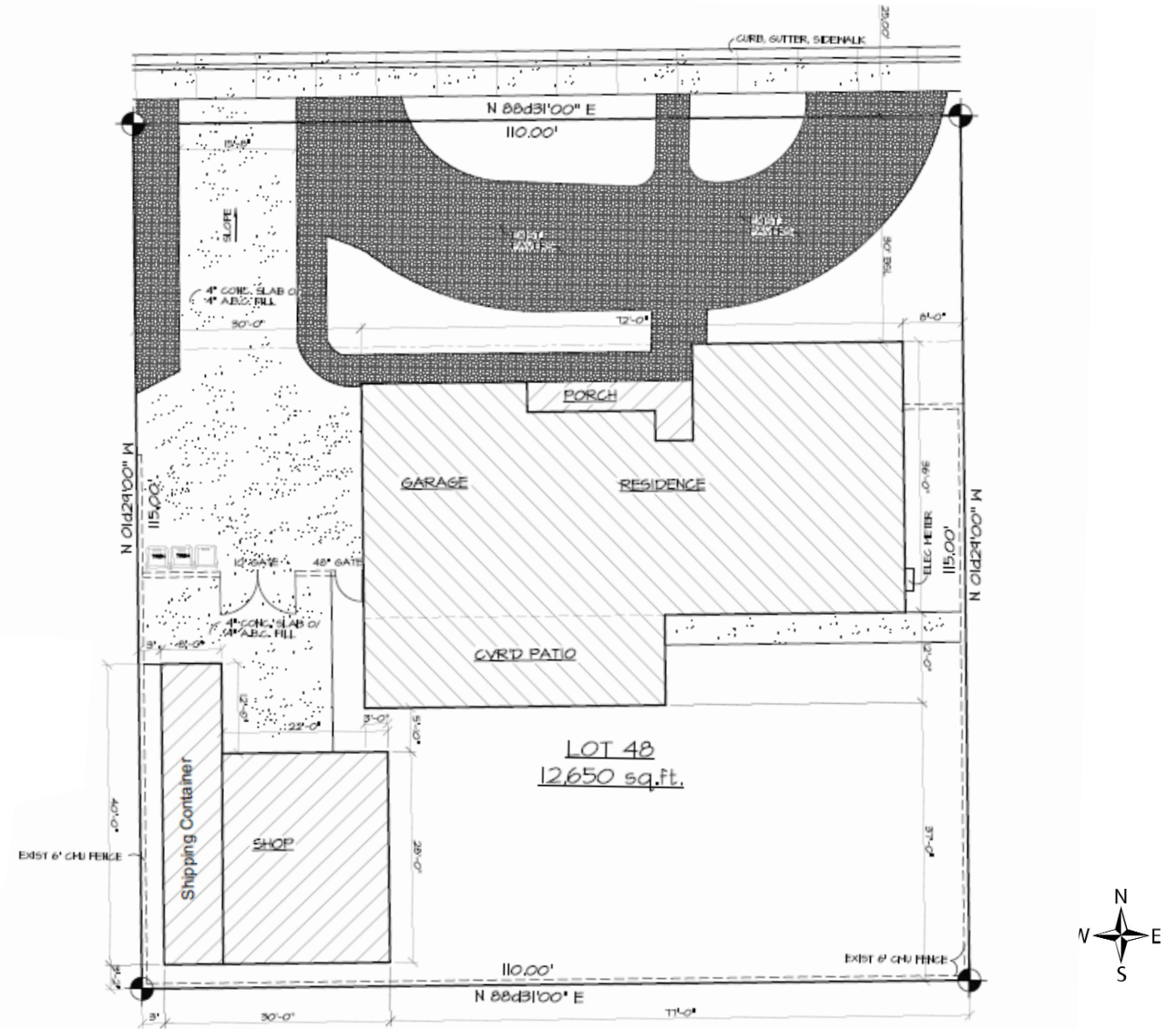
# Site Photo



Looking south towards the subject site

# Site Plan

- Existing home meets RS-9 setbacks
- Detached Accessory Building
  - 10 ft. 6 in. in height
  - 3 ft. setback from west property line
  - 3 ft. setback from south property line



## MZO Requirements

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



# Compatibility

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- Examples of other detached accessory buildings in the neighborhood



# Summary

## Findings

- ✓ A special circumstance is present that would justify the variance request.
- ✓ The special circumstance is pre-existing, and not created by the property owner.
- ✓ Strict application of the Zoning Ordinance will deprive the property owner of privileges enjoyed by other property of the same classification in the same zoning district.
- ✓ The granting of the requested variance will not grant special privileges to the subject property that are inconsistent with other properties in the area or in the RS-9 District.

## Staff Recommendation

Approval with conditions