

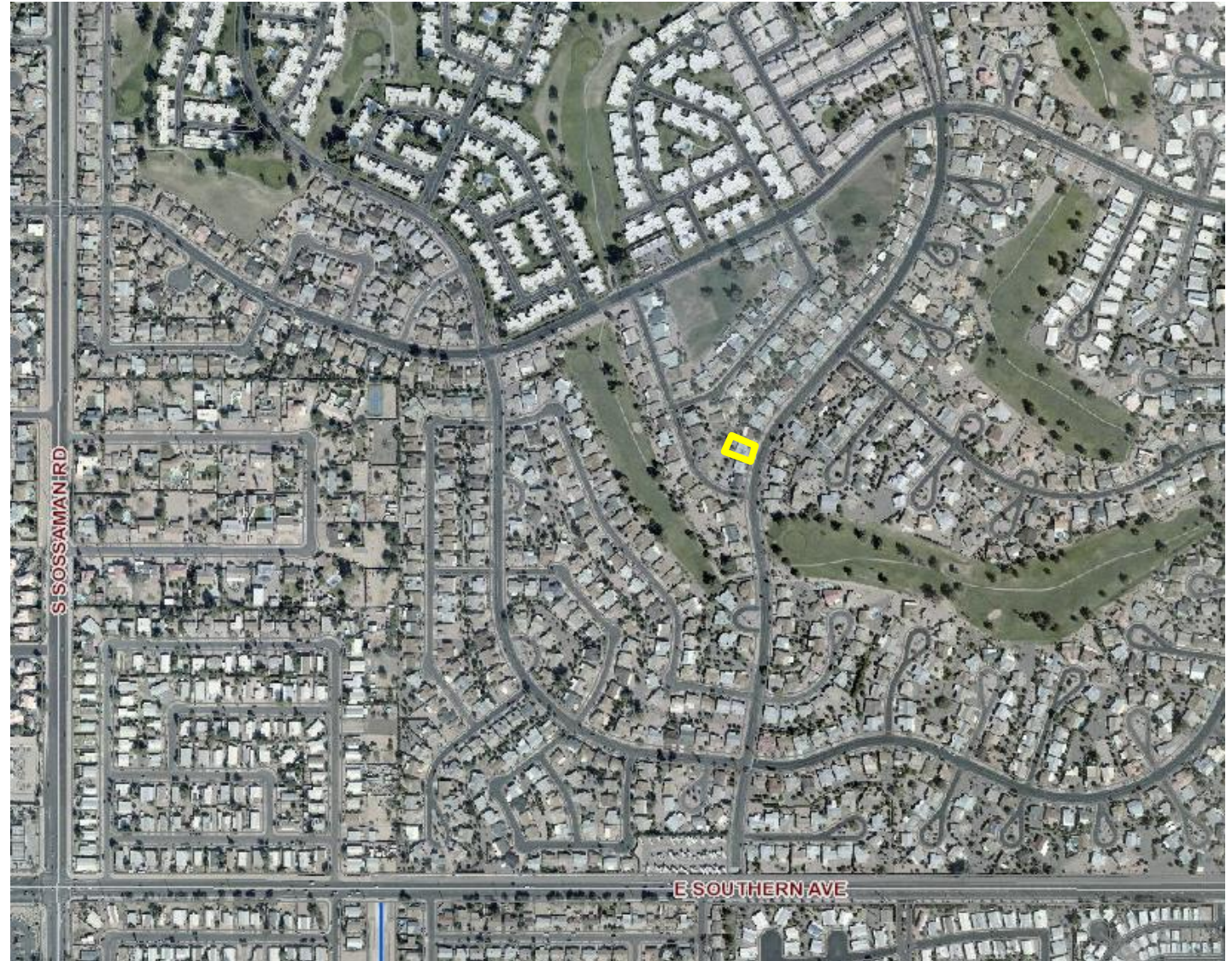


**BOA21-00114**

## Location

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- 928 South 80<sup>th</sup> Street
- Within Fountain of the Sun PAD
- Located one-third $\pm$  mile north of Southern Avenue, west side of 80<sup>th</sup> Street





# General Plan

## Neighborhood

- Safe places to live
- Variety of housing

## Manufactured Home Sub-type

- Includes Manufactured Home Parks
- Age-restricted developments





## Request

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- Modification to a PAD

## Purpose

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- Allow for an addition to an existing carport within the required front yard setback of a RS-6-PAD-AS-AF District

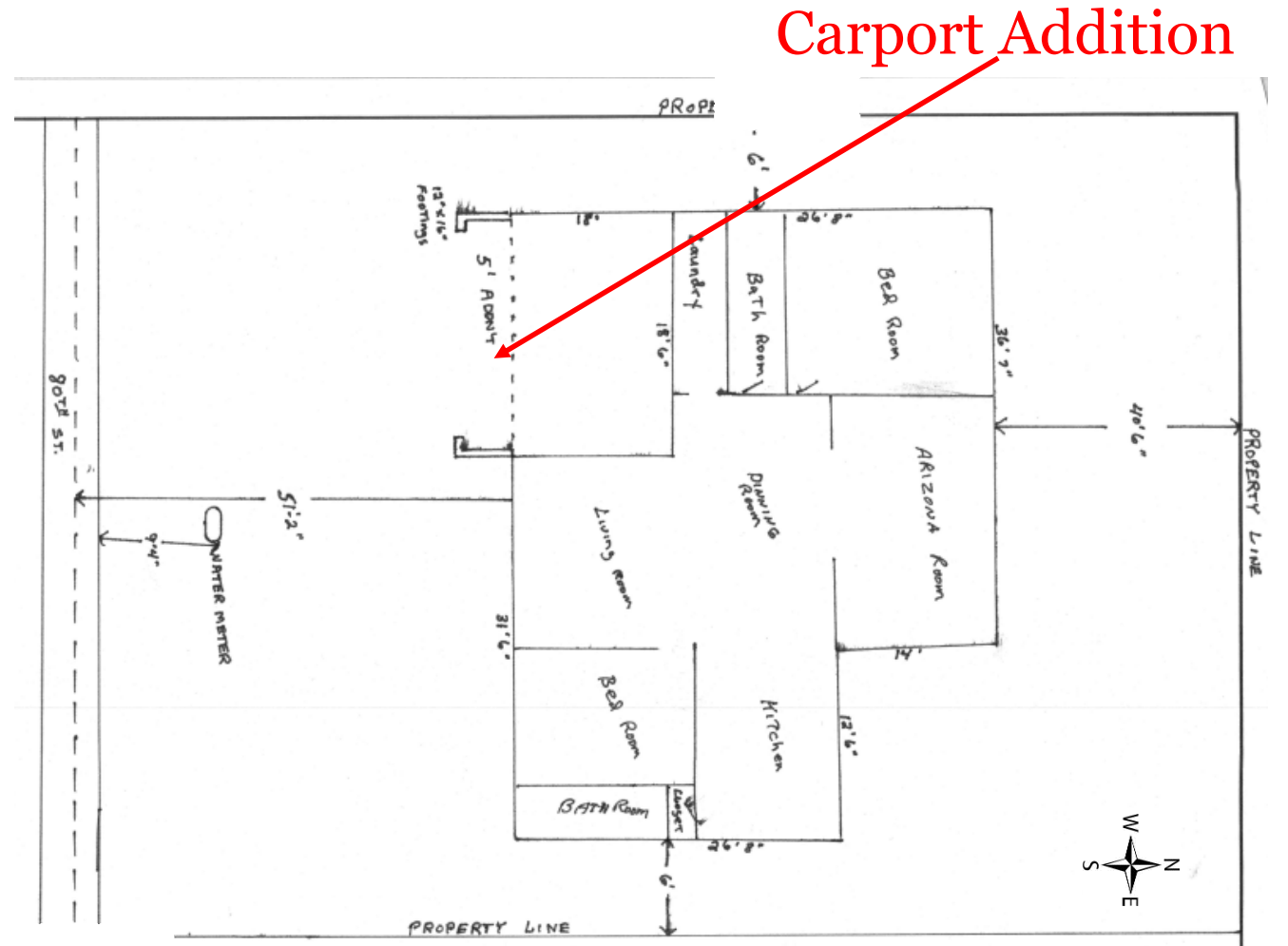
# Site Photo



Looking west towards the subject site

# Site Plan

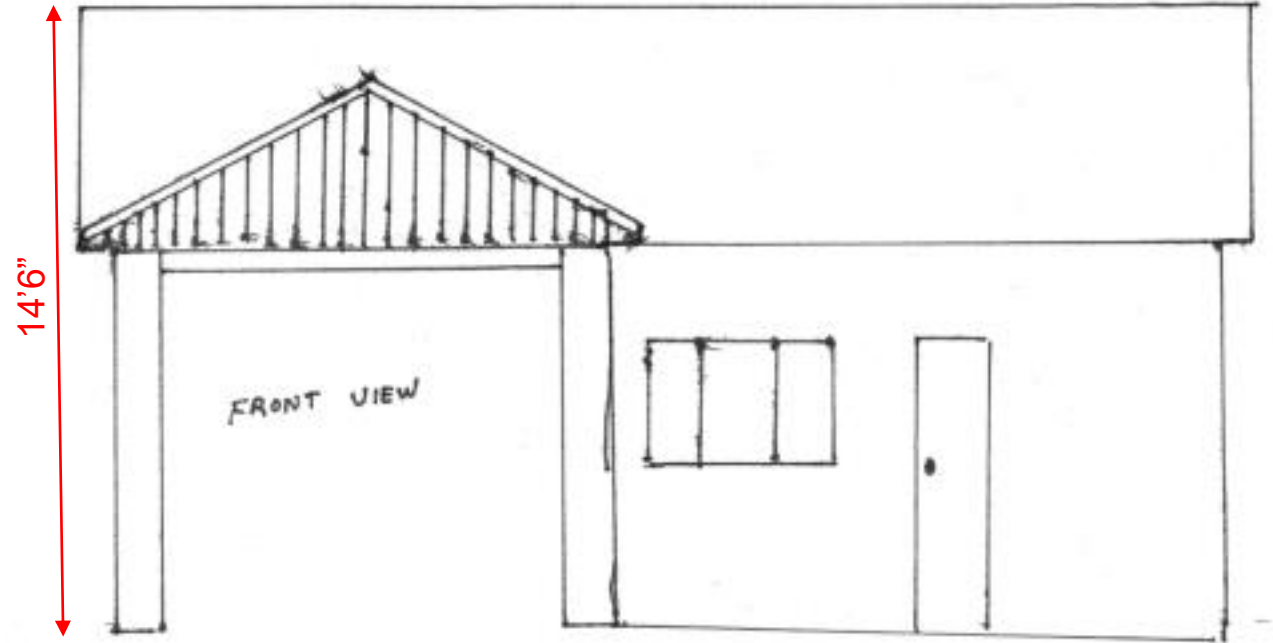
- 18'6" X 5' addition to existing carport
- Carport addition is 16' from the front property
- Side yard setbacks comply with RS-6-PAD-AS-AF District



# Elevations

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- Maximum height in RS-6-PAD-AS-AF PAD District: 30 feet
- Peak height of existing home:  
14 feet, 6 inches



# Compatibility

- Existing homes along 80<sup>th</sup> Street with enclosed garages



# Summary

## Findings

- ✓ Existing home's double-car carport is 18'6" 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



**BOA21-00114**