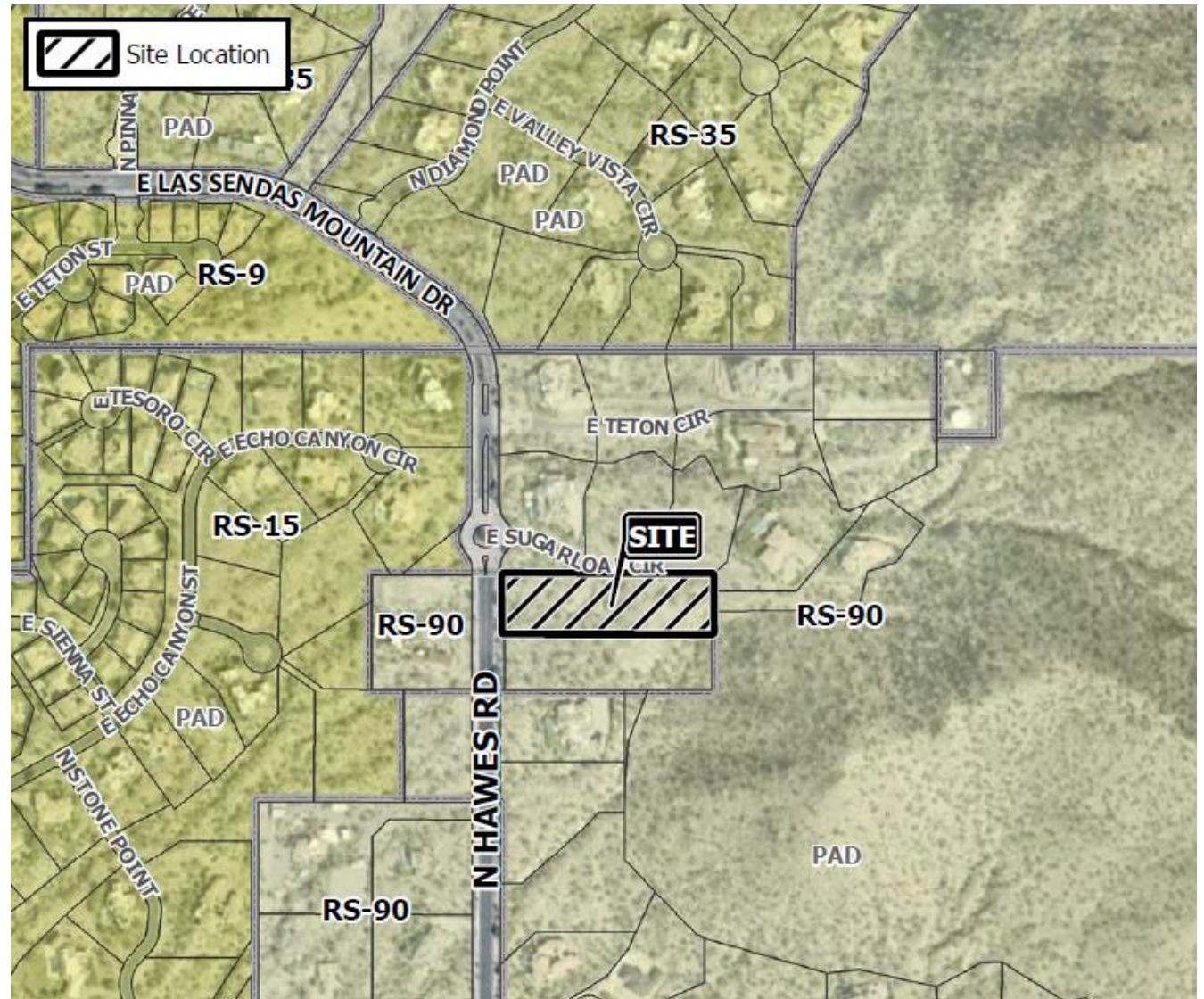




**BOA21-00158**

# Location

- 3861 North Hawes
- Located north of Thomas Road on the east side of Hawes Rd
- South of Sugarloaf Circle







# General Plan

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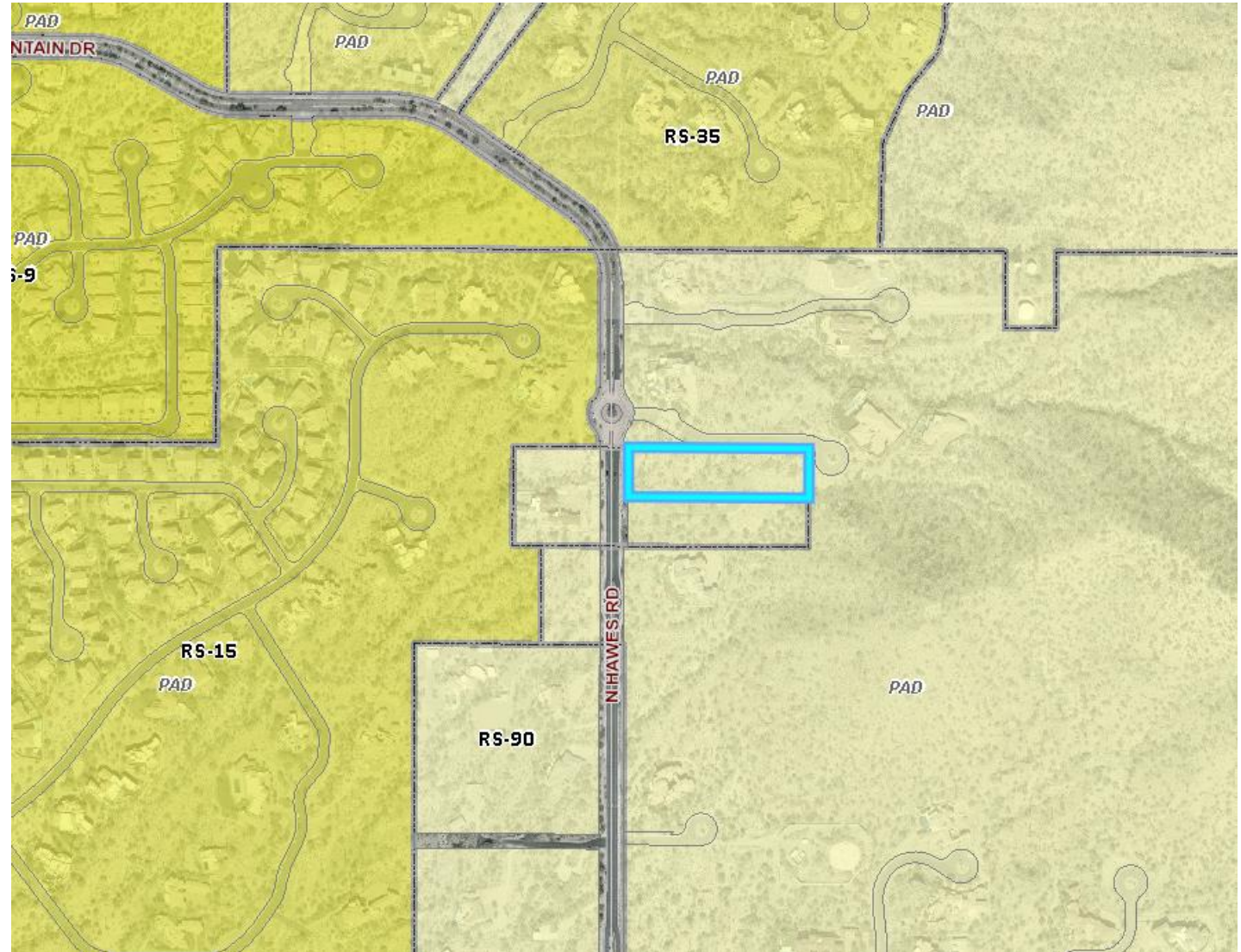
## Neighborhood

- Safe places to live
- Variety of housing

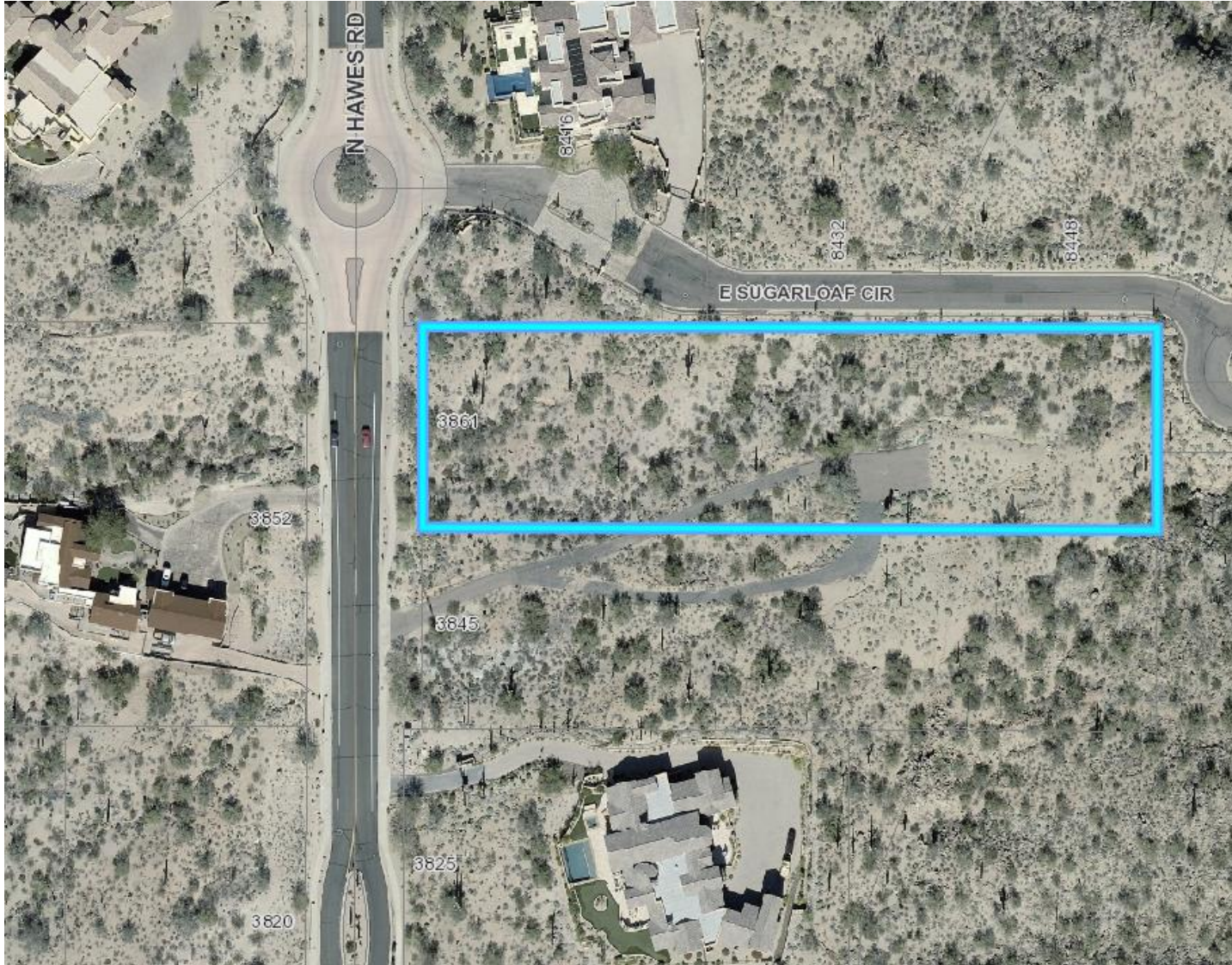


# Zoning

- Residential Single Dwelling 90 (RS-90)
  - Single residence with accessory buildings
  - Permitted use in the RS-90 District







## Request

- Variance

## Purpose

- Allow a detached accessory building in the area between the front of the principal dwelling and the front property line.



# Site Photos

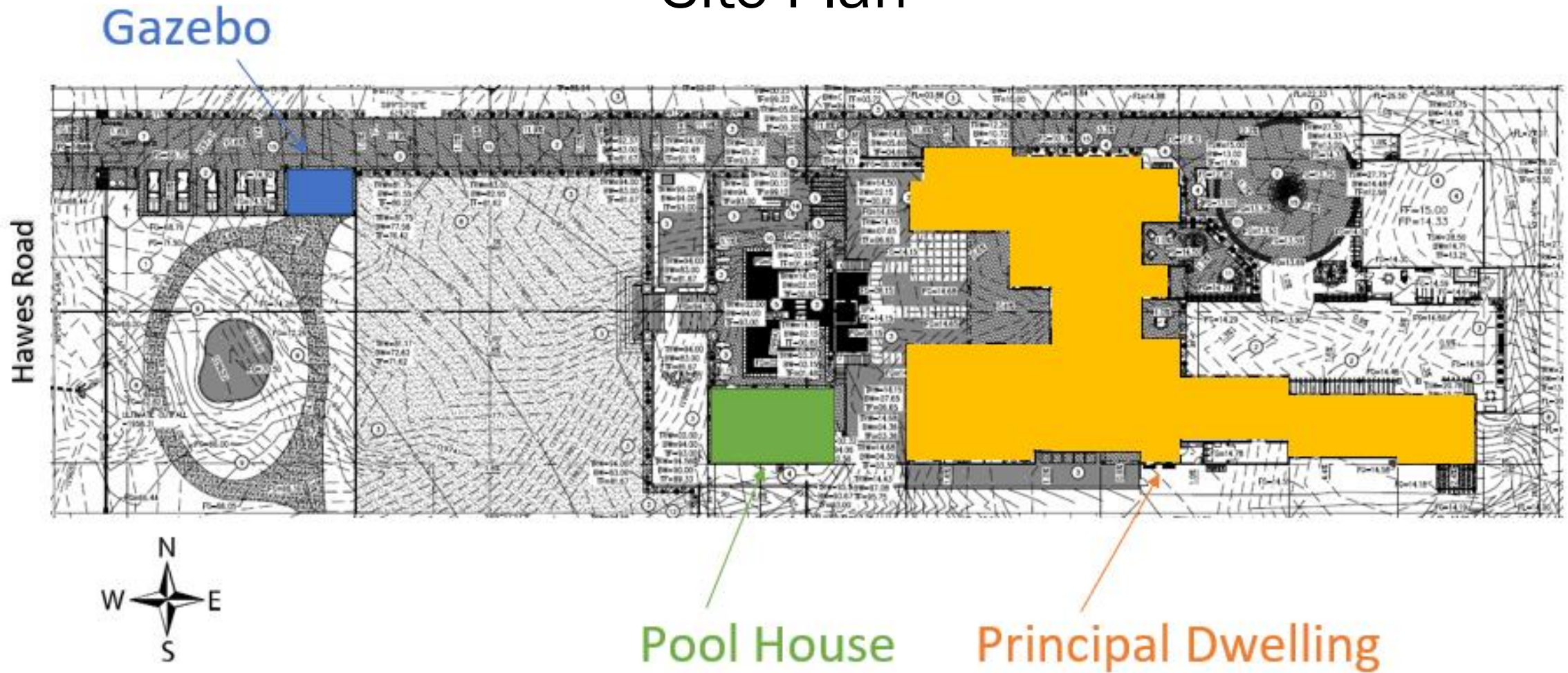


Looking east towards  
the subject site



Looking west along  
north property line

# Site Plan

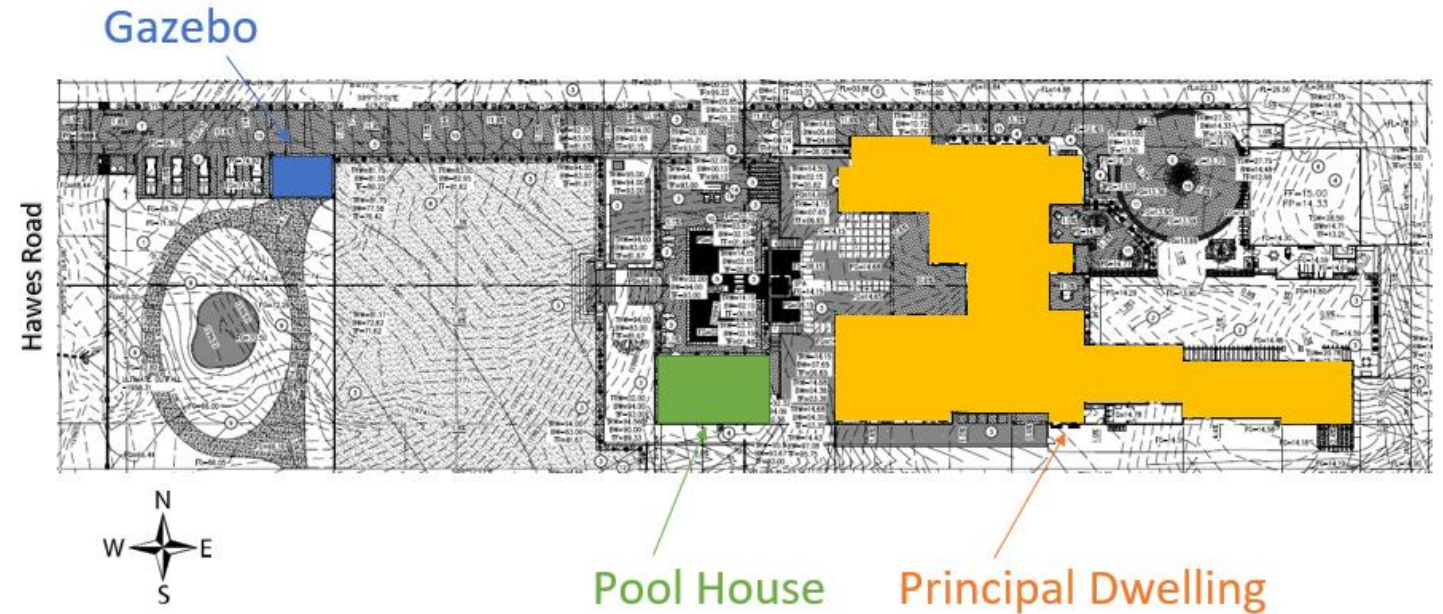


- Proposed structures meet RS-90 setbacks



## MZO Requirements

- Detached accessory building shall not be located in the area between the front of the principal dwelling and the front property line (Sec. 11-30-17(B)(5))





# Compatibility

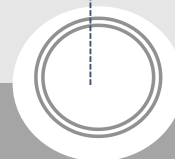
9



BA15-043



ZA05-105



# 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