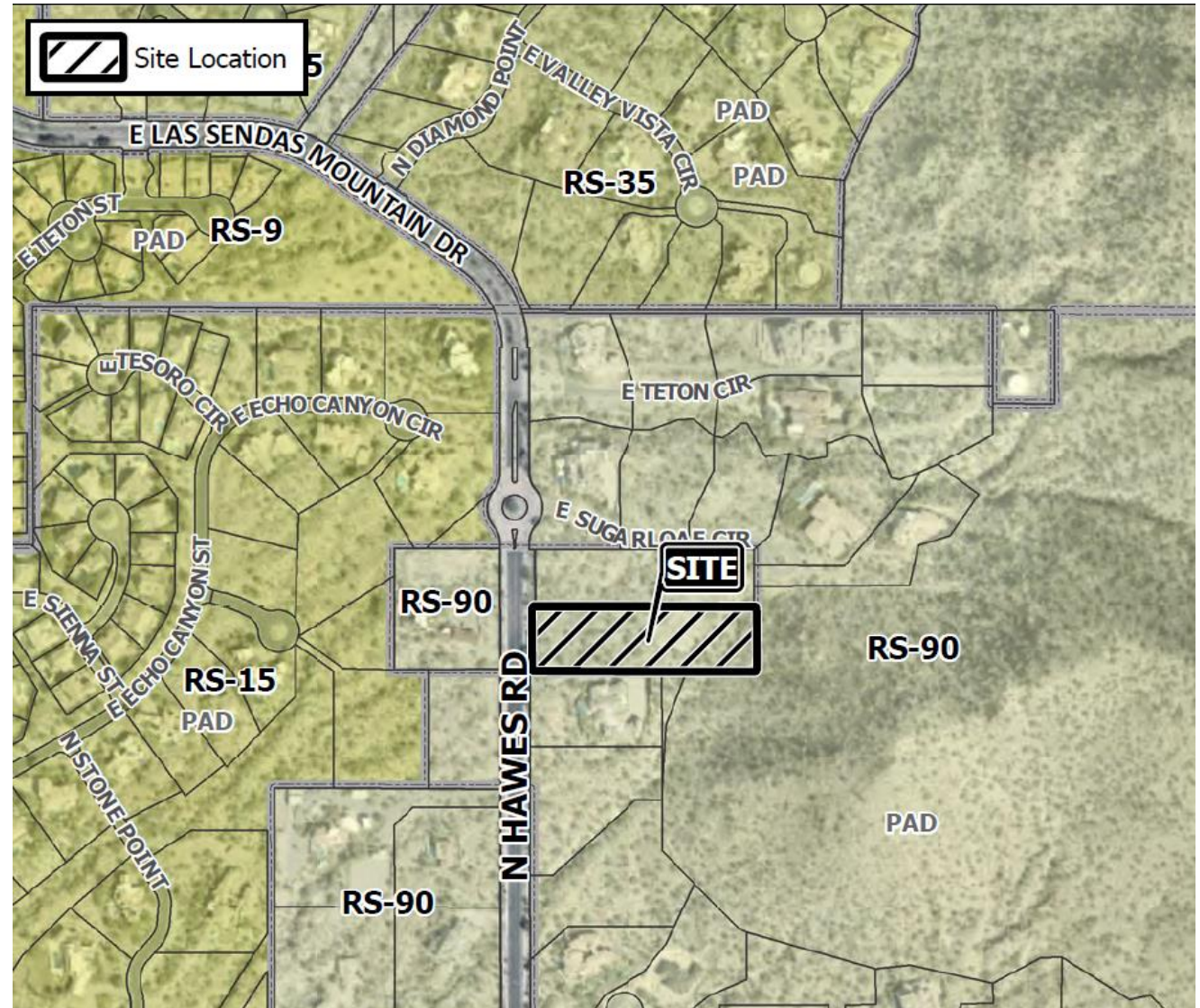




BOA21-00159

Location

- 3845 North Hawes
- Located north of Thomas Road on the east side of Hawes Rd
- South of Sugarloaf Circle





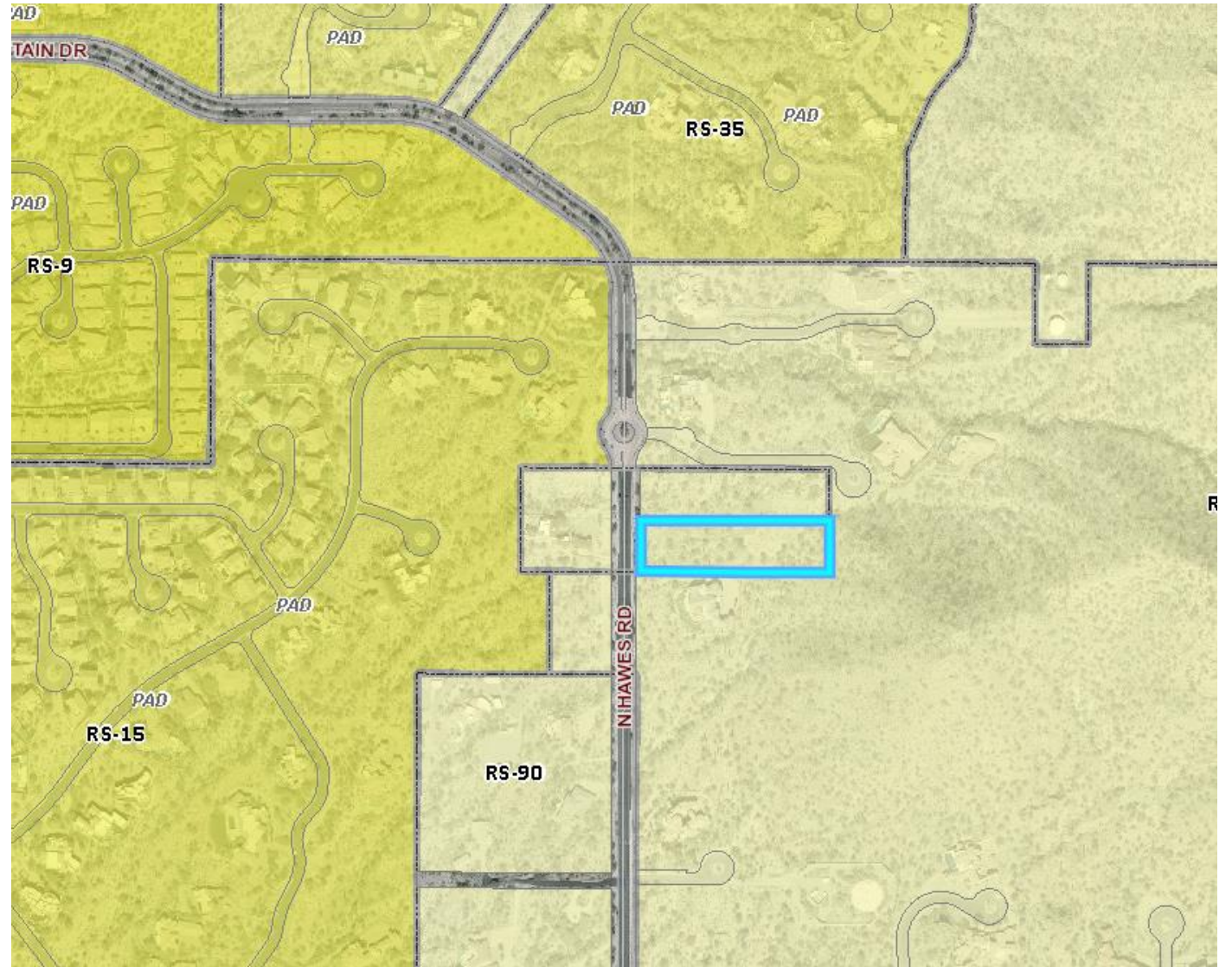
General Plan

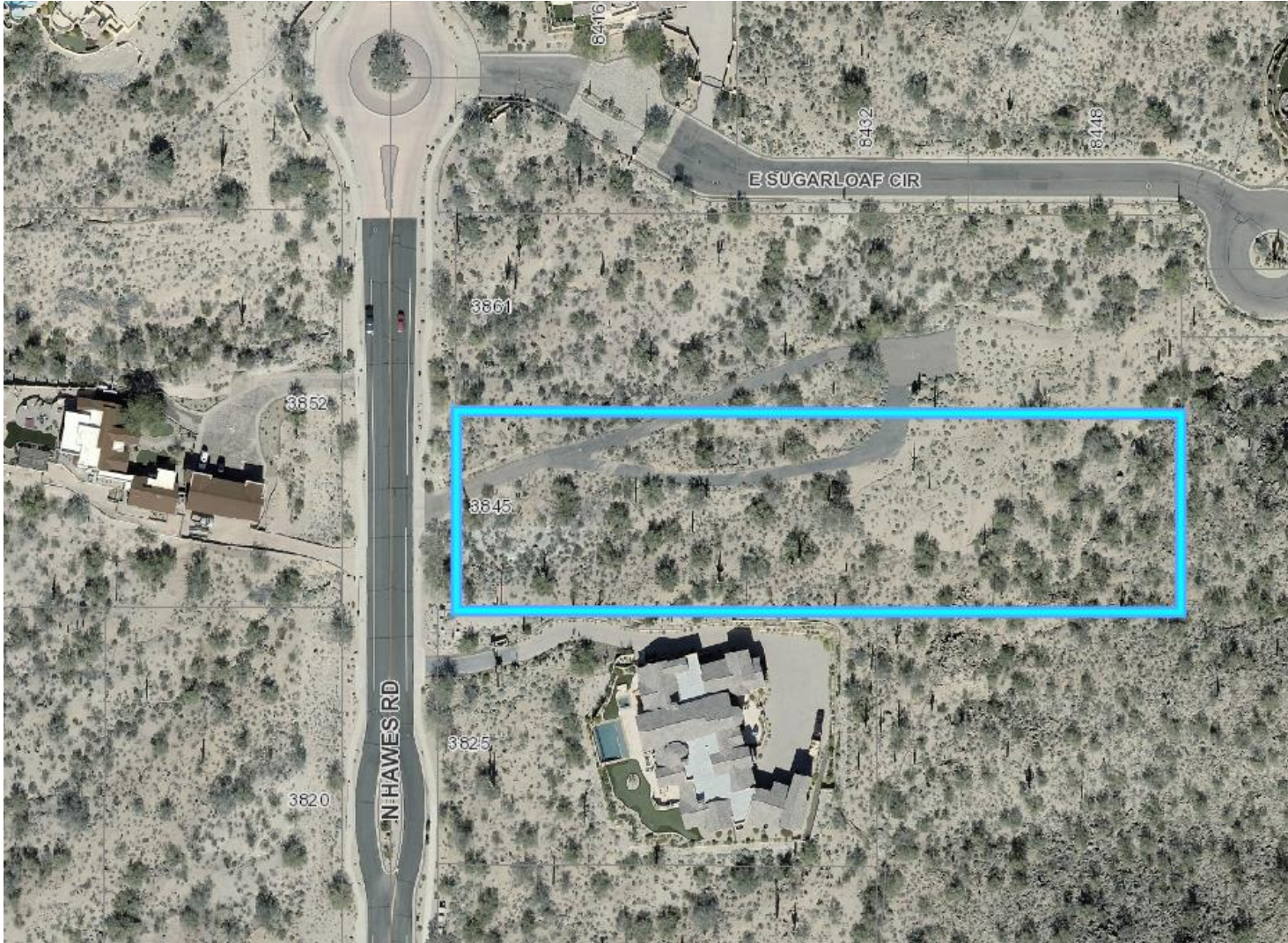
Neighborhood

- 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

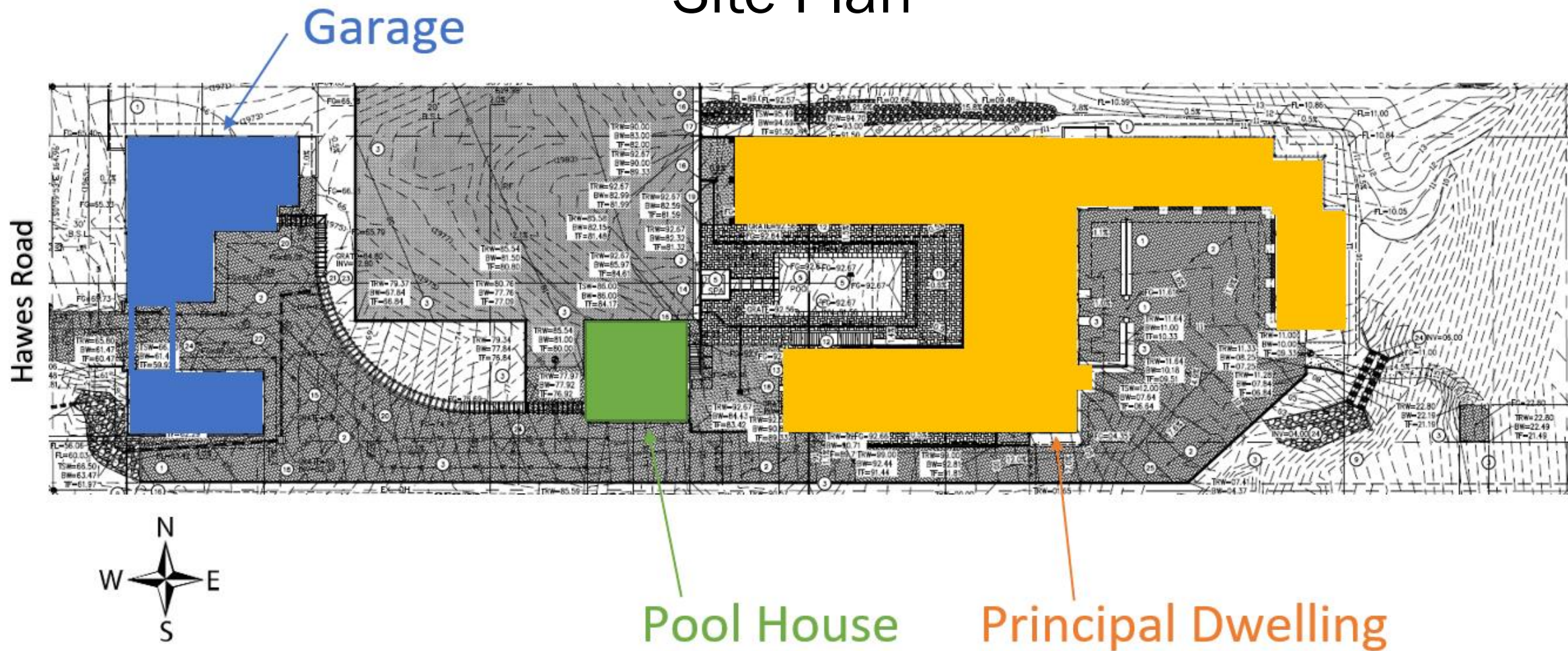
- Allow a detached accessory building in the area between the front of the principal dwelling and the front property line.

Site Photo



Looking east from Hawes Road

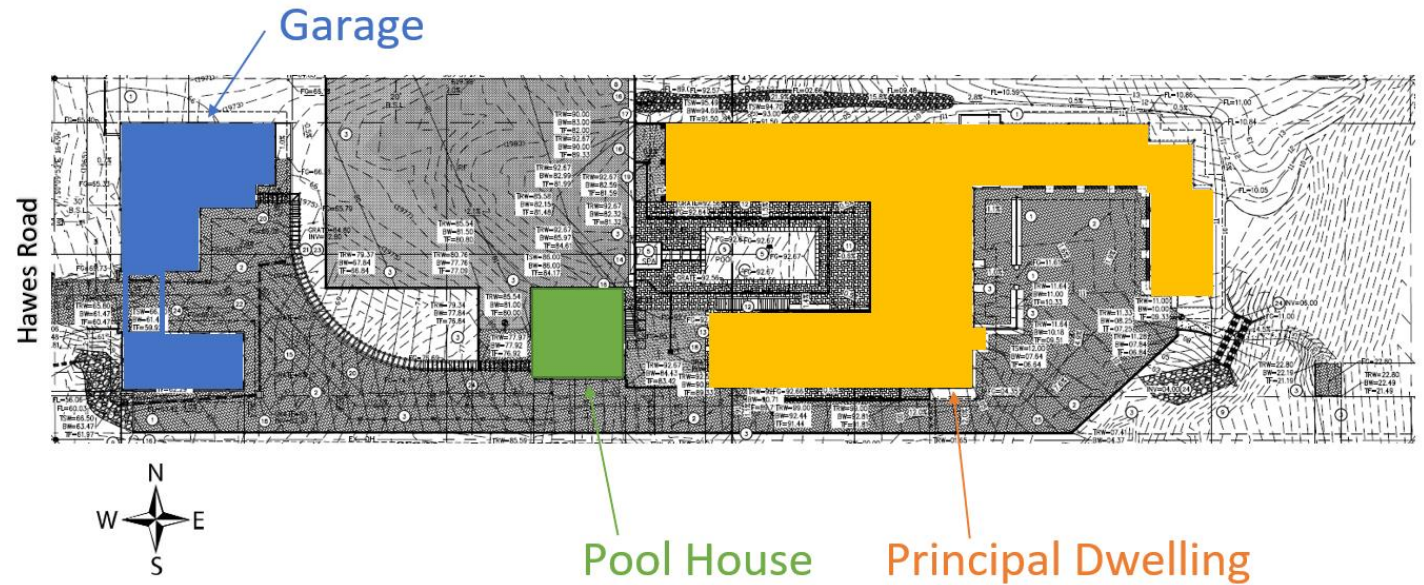
Site Plan



- 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

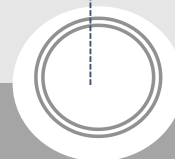
9



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