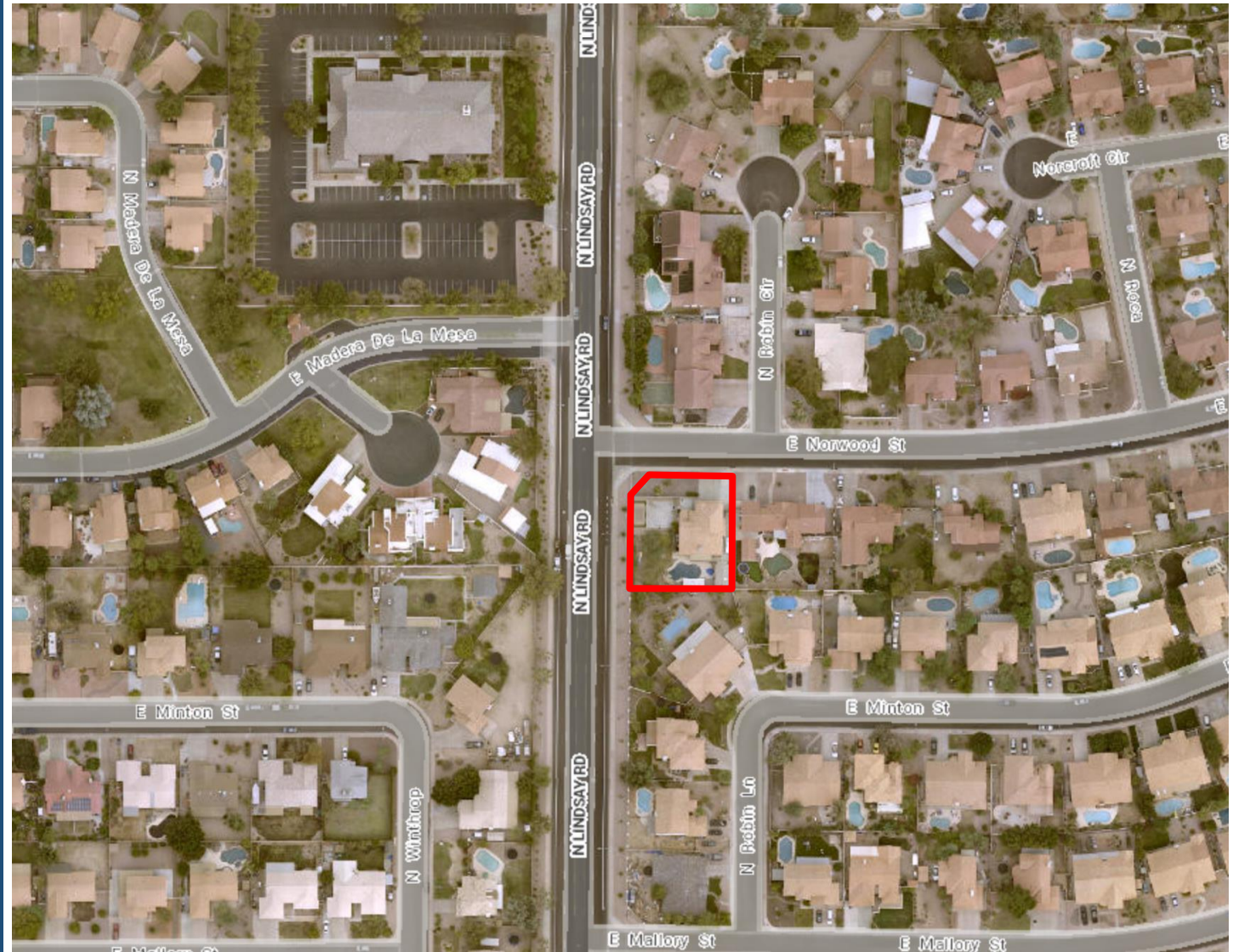




**BOA21-00585**

# Location

- 2811 East Norwood Street
- Southeast corner of Lindsay Road and Norwood Street
- Within the Vista Mesa Subdivision.







# General Plan

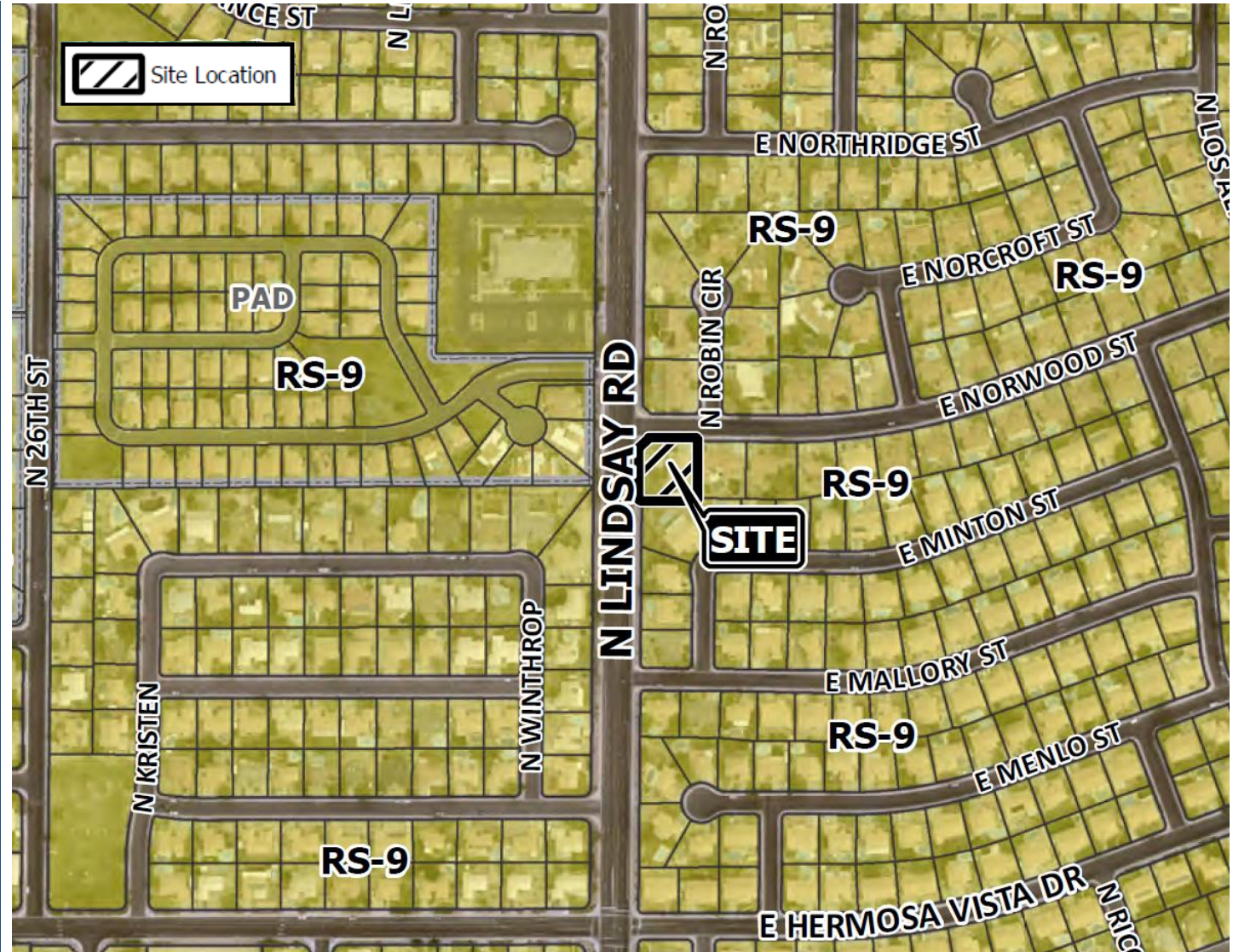
## Neighborhood

- Safe places to live
- Variety of housing



# Zoning

- Single Residence 9 (RS-9)
- Existing Single Residence
- Detached Accessory Building are permitted subject to Section 11-30-17 of the MZO







## Request

- Variance

## Purpose

- Allow a detached accessory building greater than 15-feet in height within the required side and rear yards.



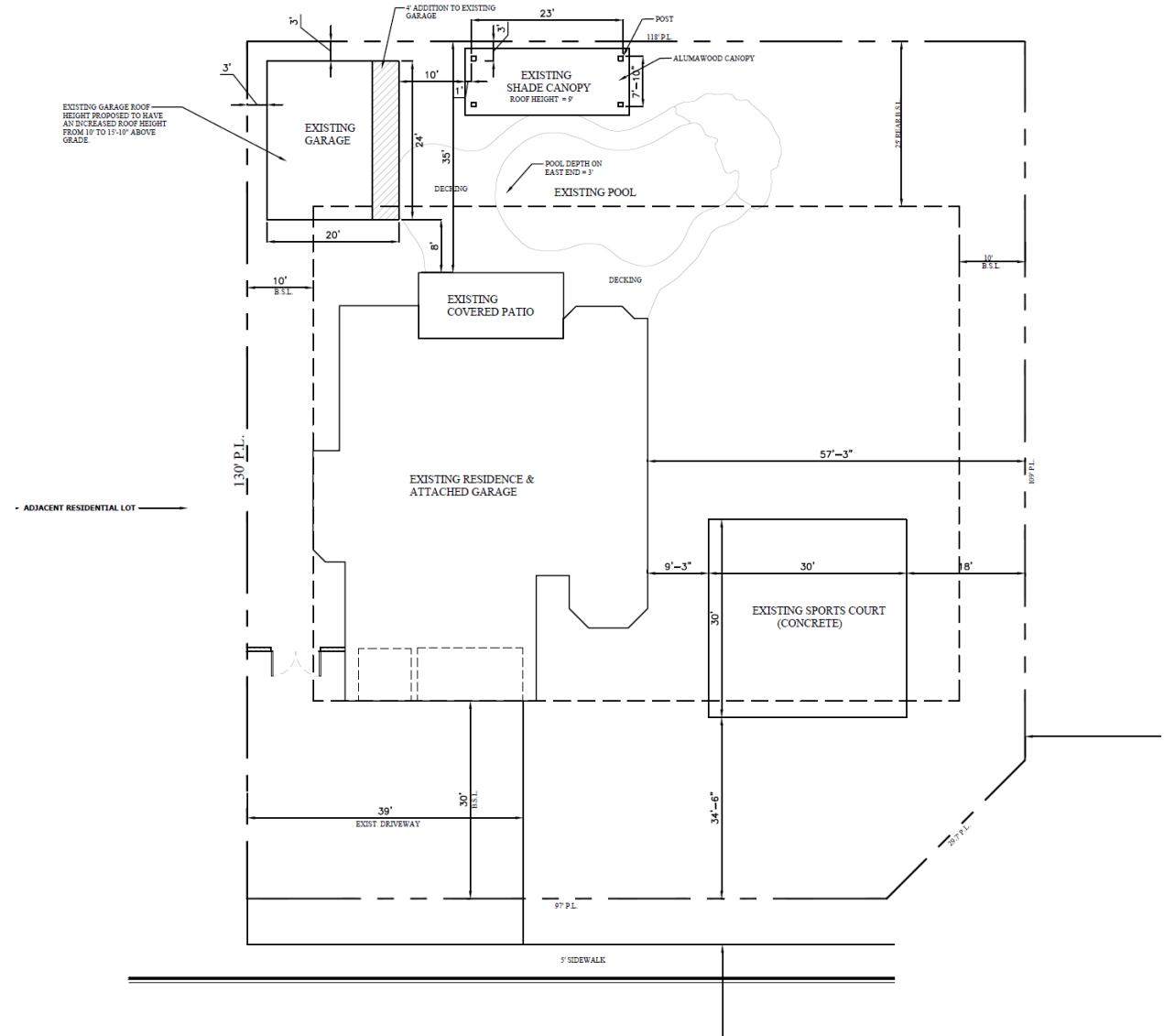
# Site Photo



Looking south towards the subject site

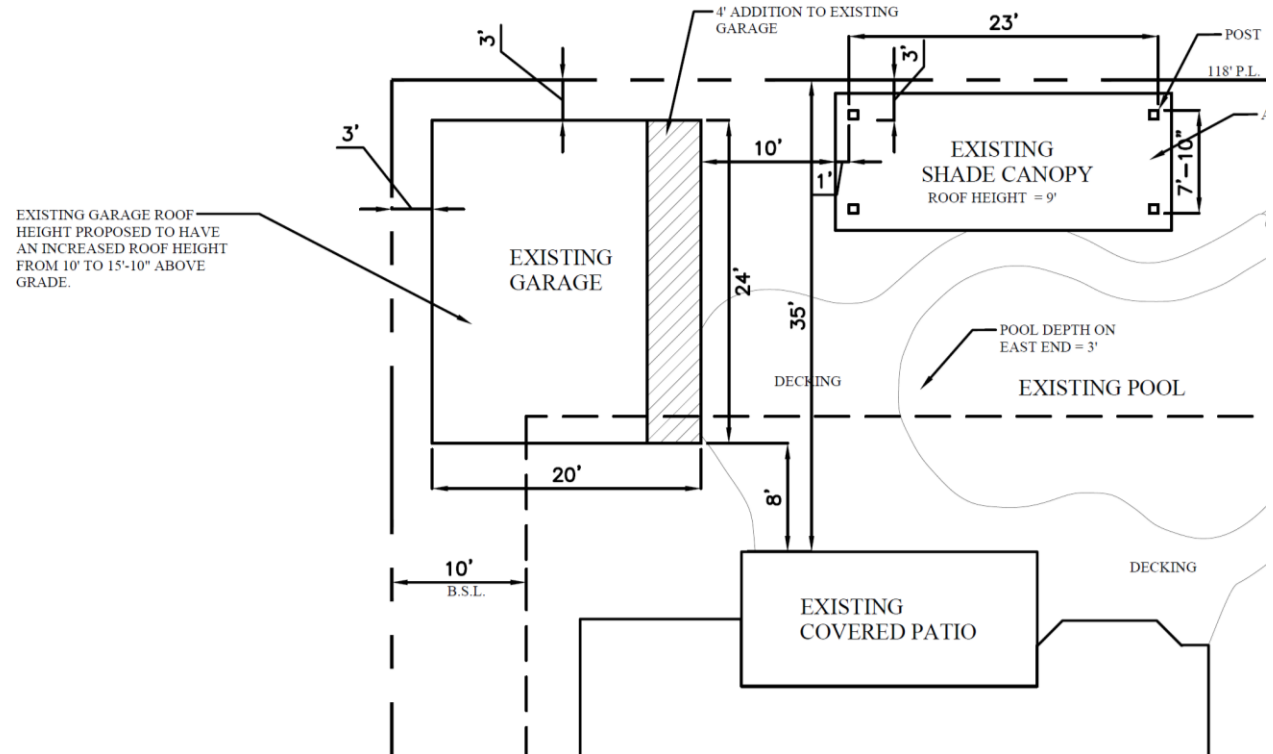
# Site Plan

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



# MZO Requirements

- Minimum RS-9 side yard = 7 ft.
- When located in rear quarter of lot (rear 32 ft. 6 in.) and within side yard setback, maximum height = 10 ft. Separation from main building = minimum 6 ft.





# 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 15-feet in height in compliance with MZO requirements.
- ✗ Granting of this variance request constitutes a special privilege.

## Staff Recommendation

Denial



# BOARD OF ADJUSTMENT

August 4, 2021