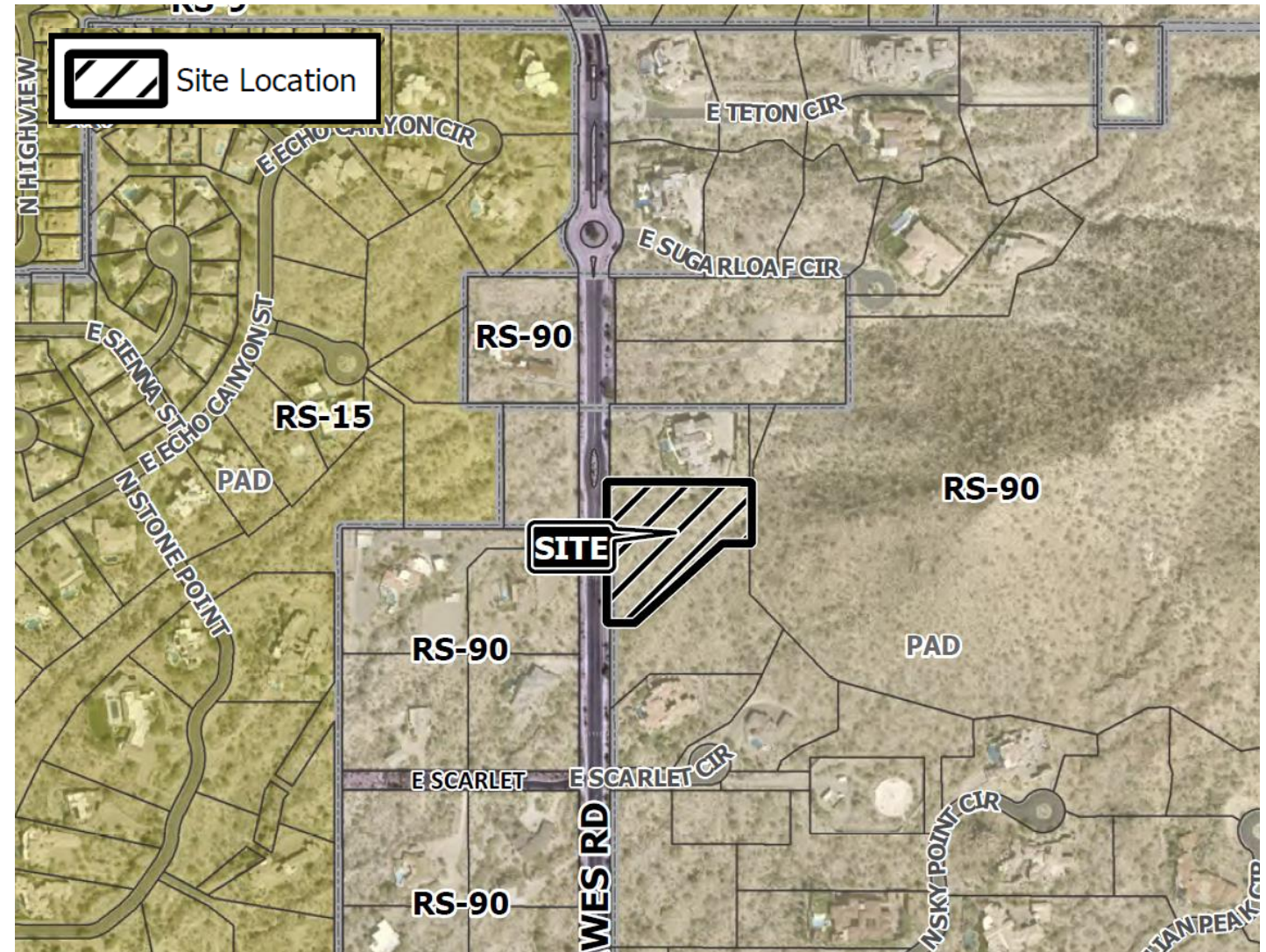




BOA21-00581

Location

- 3759 North Hawes
- Located north of Thomas Road on the east side of Hawes Rd





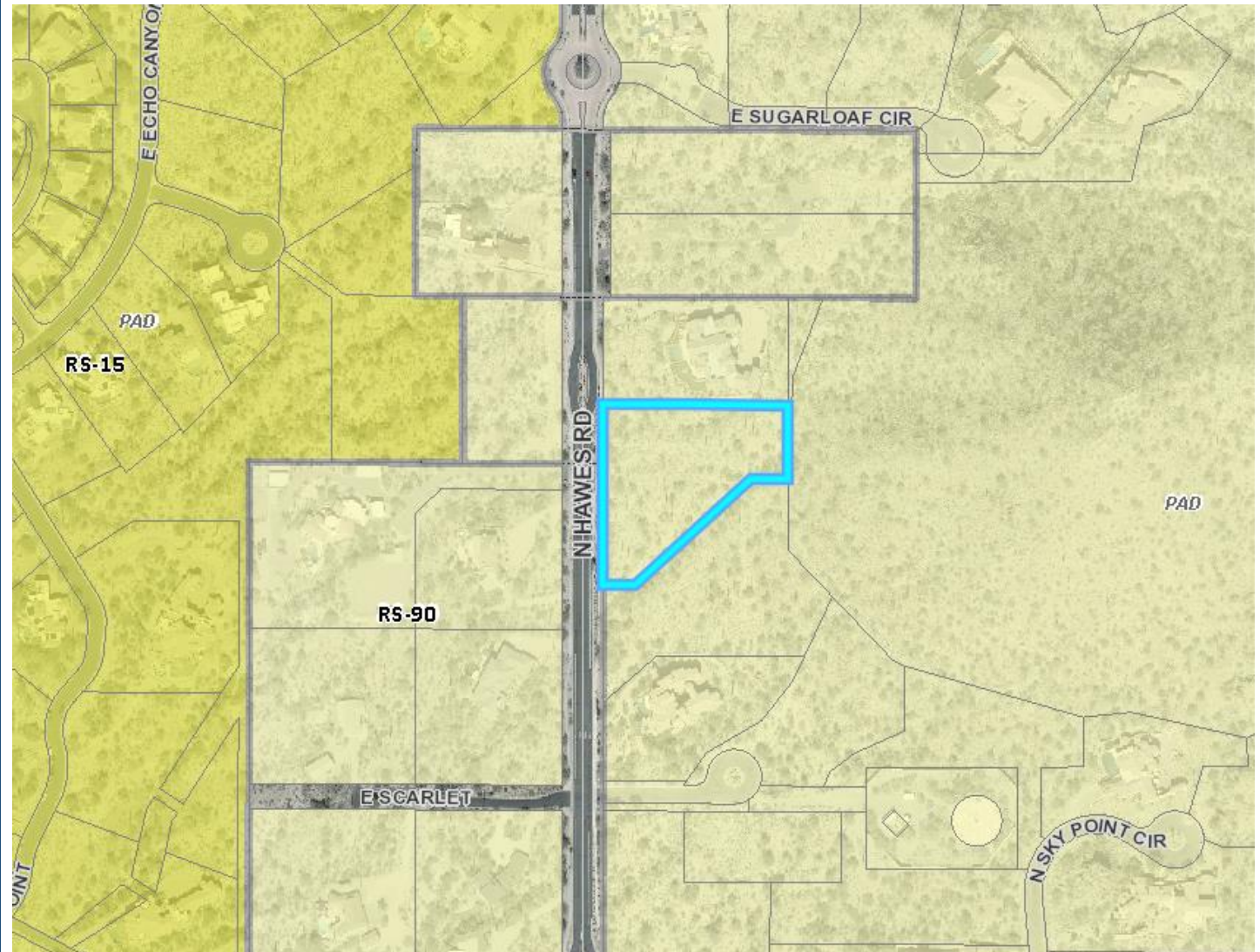
General Plan

Neighborhood

- Safe places to live
- Variety of housing

Zoning

- Residential Single Dwelling 90, Planned Area Development Overlay (RS-90) PAD
- Single residence with accessory buildings
- Permitted use in the RS-90 District





Request

- Variance

Purpose

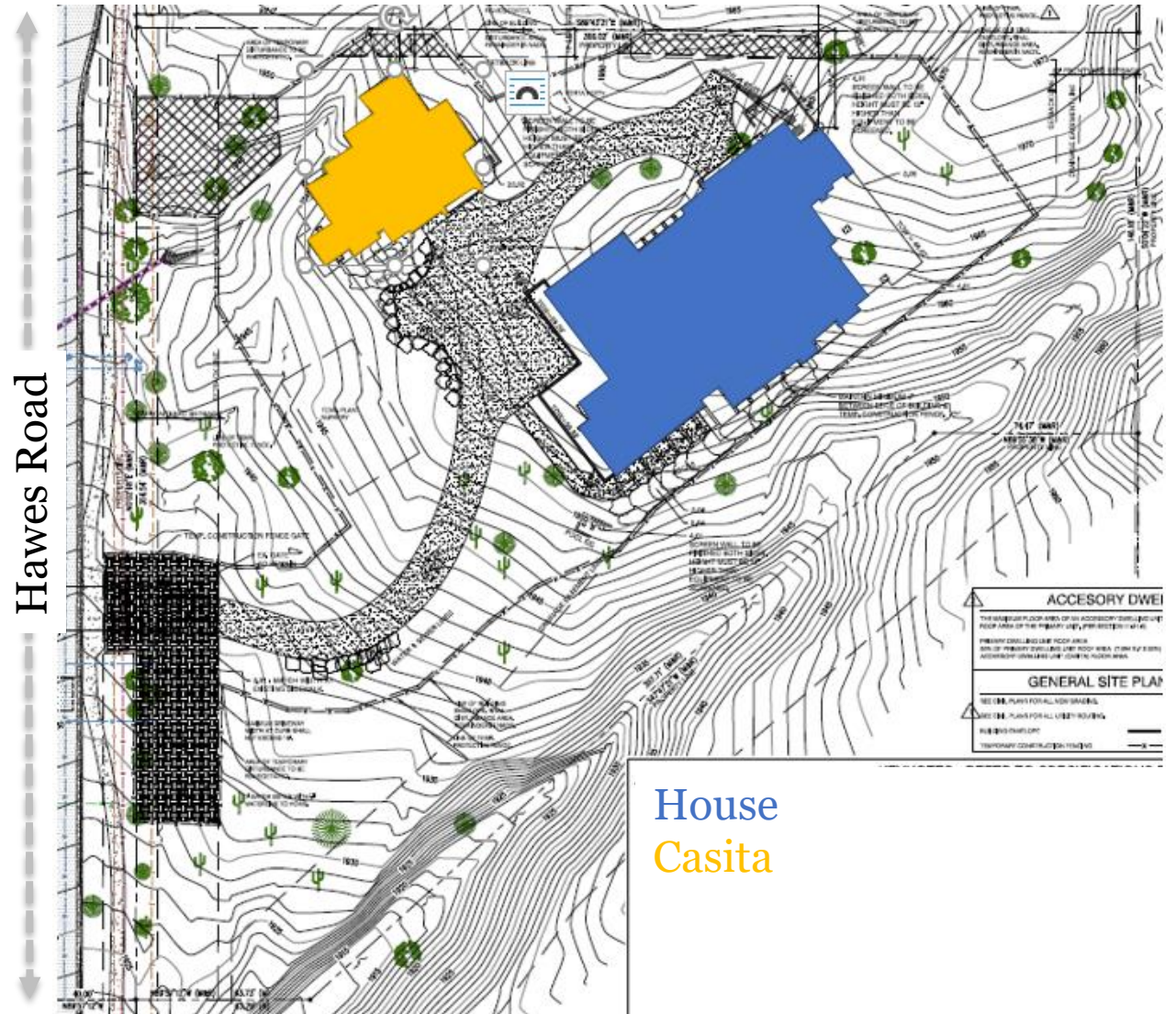
- Allow a detached accessory building in the area between the front of the principal dwelling and the front property line.

Site Photo



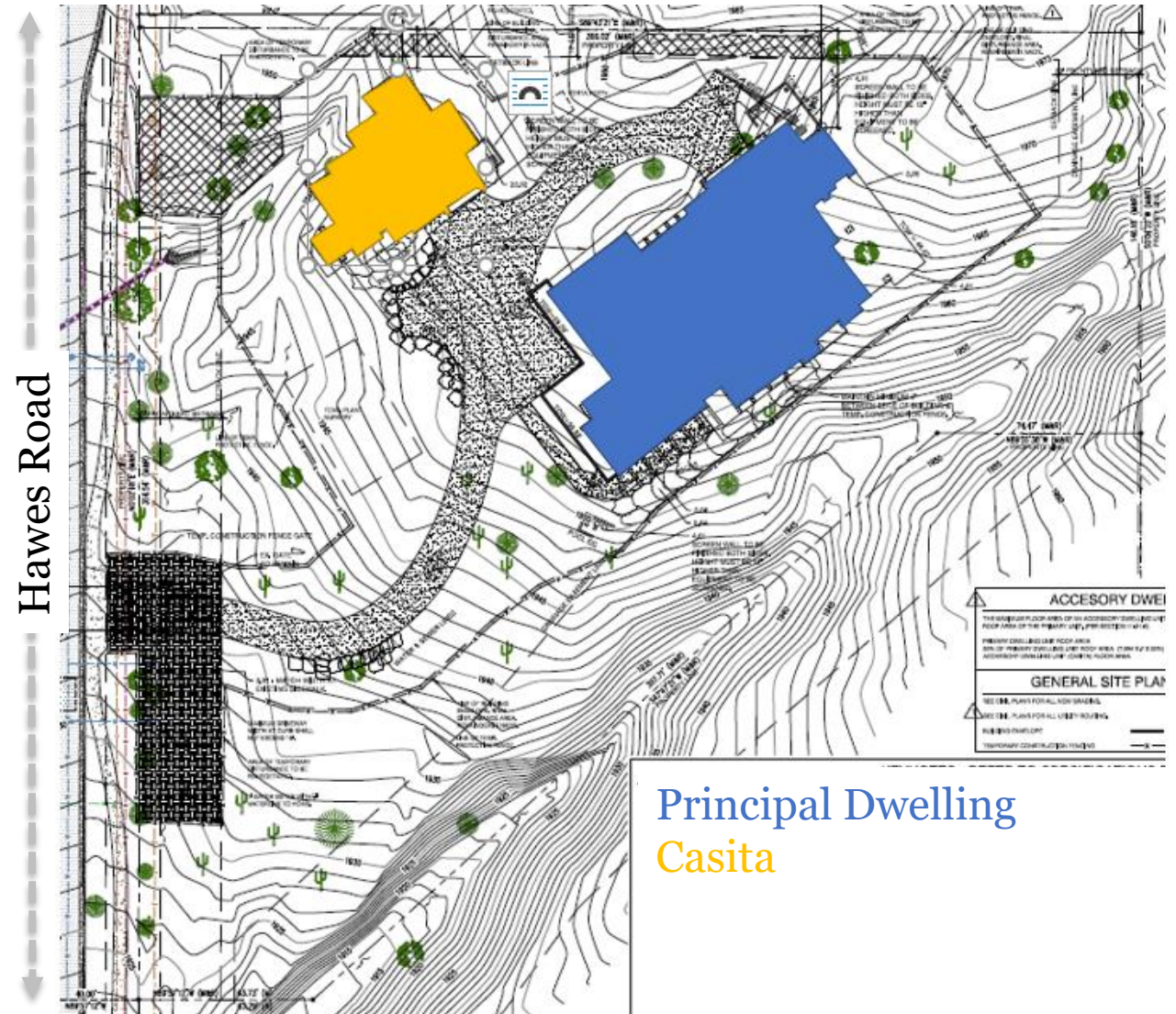
Site Plan

- All 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))

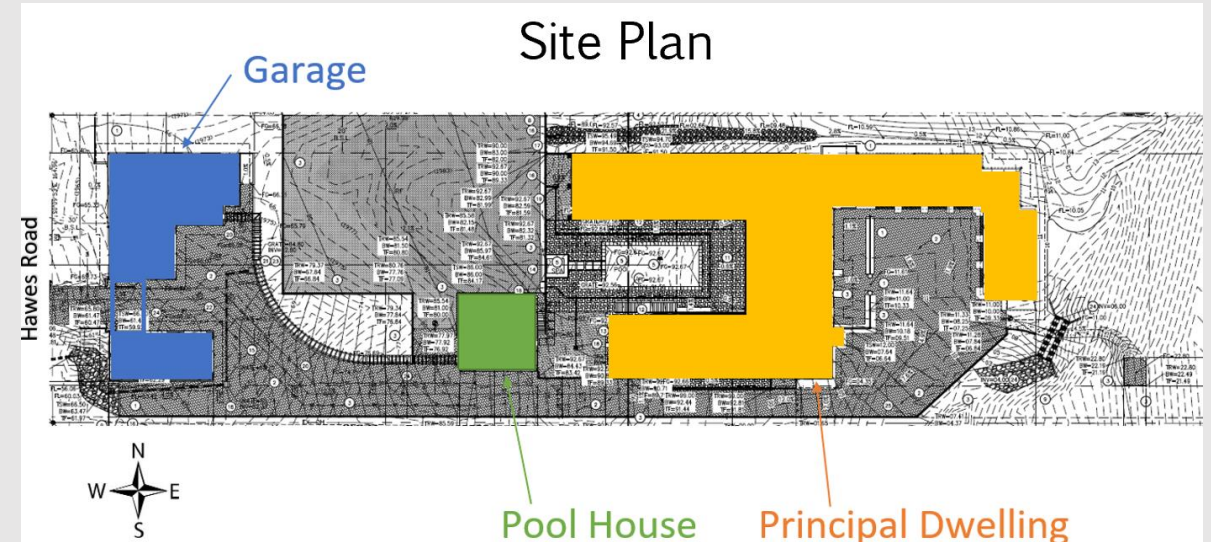


Compatibility

9



BA15-043



BOA21-00158
(and BOA21-00159, similar)

Summary

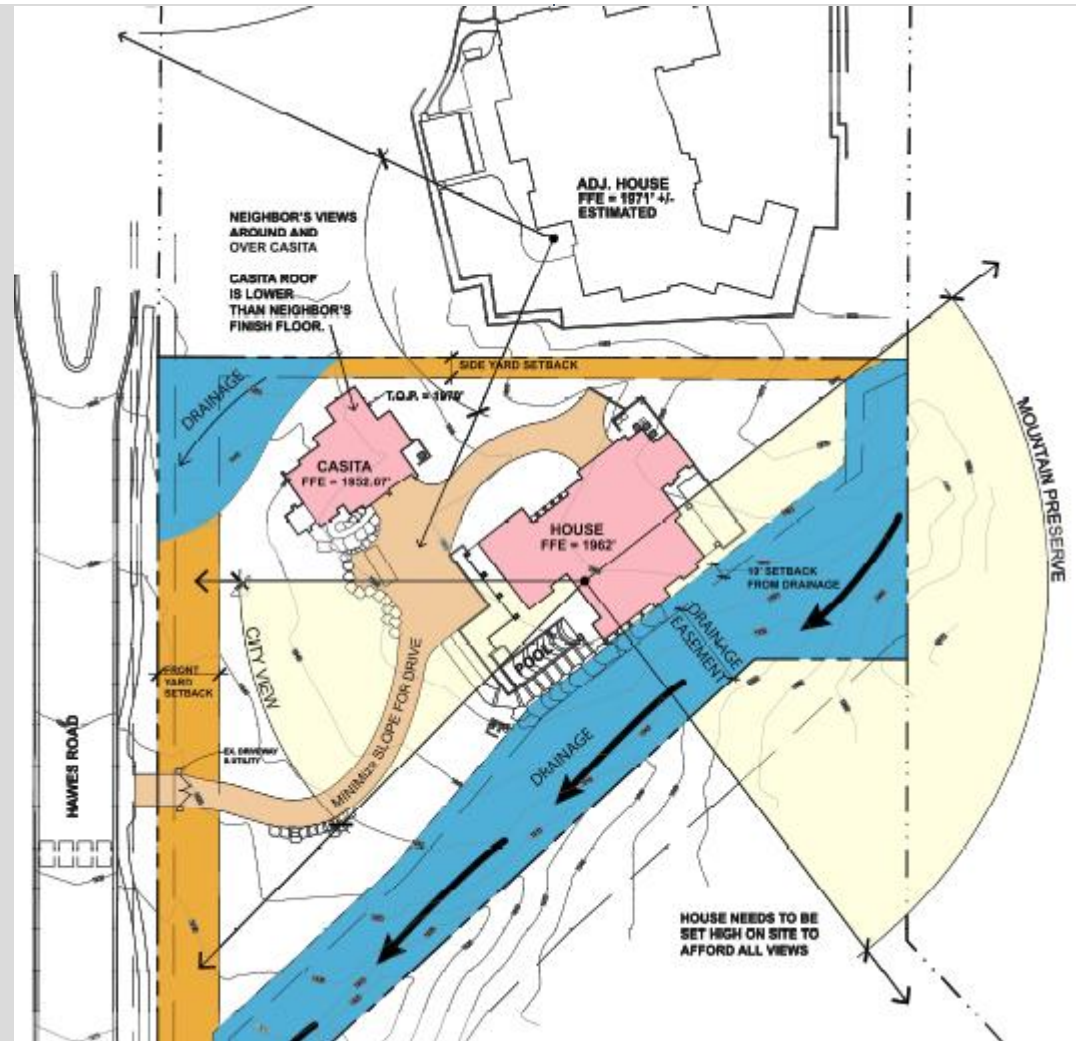
Findings

- ✓ 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-90 District.

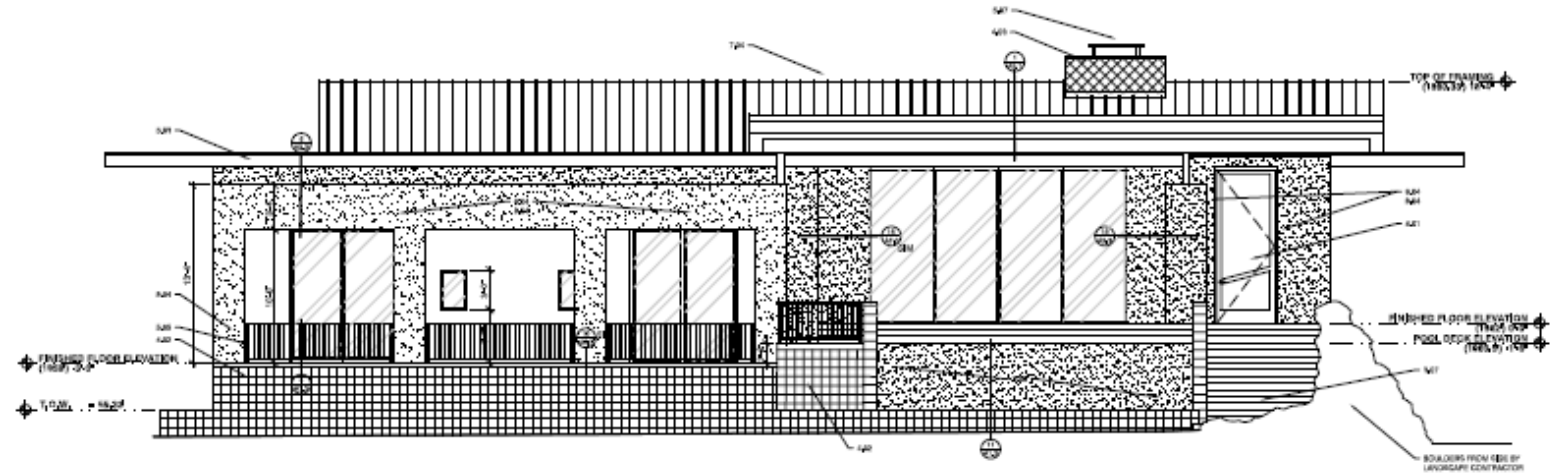
Staff Recommendation

Approval with conditions

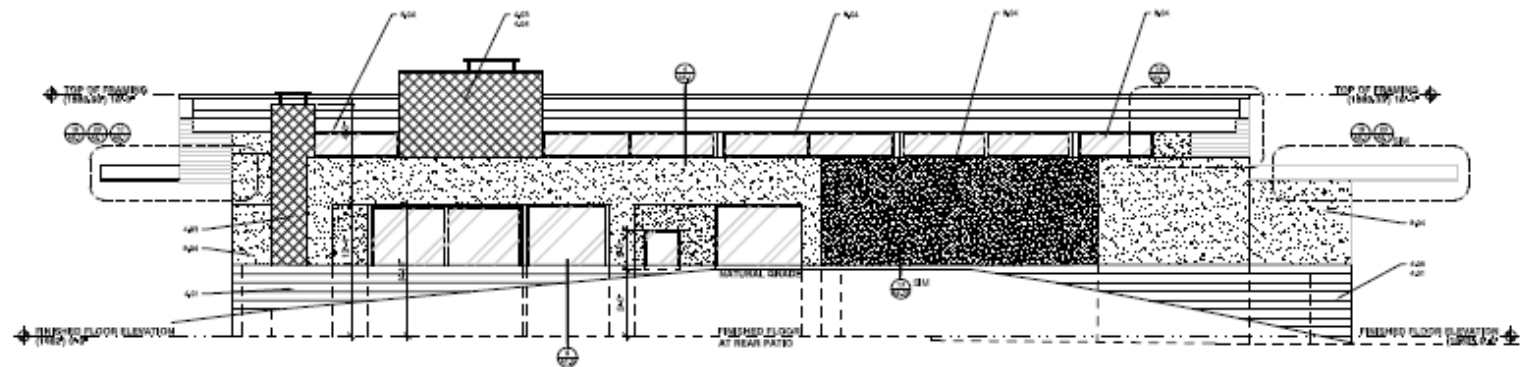
Supplemental Site Plan illustration



House Elevations – south and north

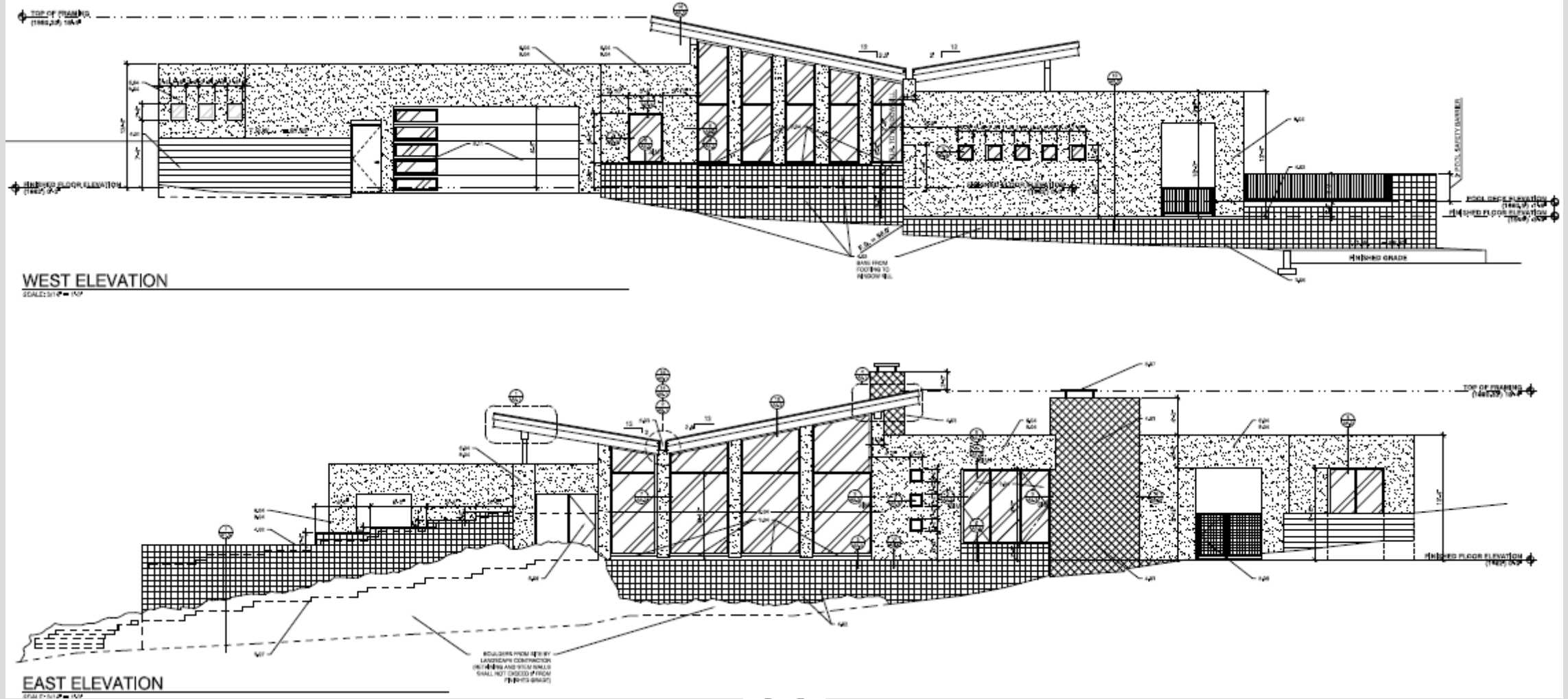


SOUTH ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"

House Elevations – west and east



Casita Elevations

