

## Legislation Details (With Text)

<b>File #:</b>	2021-4174	<b>Name:</b>	
<b>Type:</b>	Public Hearing - Sworn	<b>Status:</b>	Agenda Ready
<b>File created:</b>	5/17/2021	<b>In control:</b>	Board of Zoning Adjustments
<b>On agenda:</b>	5/20/2021	<b>Final action:</b>	
<b>Title:</b>	Appl. #PL2021-104 - VARIANCE for rear yard setback - 1523 SW Blackstone PI; Engineering Solutions, LLC, applicant		
<b>Sponsors:</b>	Planning and Special Projects		
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>	1. Staff Report, 2. BZA Application, 3. Proposed Plot Plan w/ covered deck, 4. Approved Plot Plan w/ uncovered deck, 5. Location Map		

Date	Ver.	Action By	Action	Result
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**Appl. #PL2021-104 - VARIANCE for rear yard setback - 1523 SW Blackstone PI; Engineering Solutions, LLC, applicant**

Issue/Request:

A single-family home is currently under construction on the subject property. The approved plot plan associated with the building permit shows a 9' deep x 16' wide uncovered deck at the southwest corner of the house. The uncovered deck meets the minimum 25-foot rear yard setback. However, the homebuilder desires to cover and increase the size of the deck by increasing its depth to 12', resulting in a 12' deep x 16' wide covered deck. The larger covered deck results in a 22.08' rear yard setback, equating to a 7.92' encroachment into the rear yard setback.

Proposed Board Motion:

I move to APPROVE **Appl. #PL2021-104 - VARIANCE for rear yard setback - 1523 SW Blackstone PI; Engineering Solutions, LLC, applicant**, for a variance to the minimum 30' rear yard setback, to allow a 22.08' rear yard setback.

Matt Schlicht, Applicant Representative  
Hector Soto, Jr., AICP, Planning Manager

Recommendation: The Development Services Department recommends **APPROVAL** of a variance to the minimum 30' rear setback requirement for a covered deck in the R-1 zoning district, to allow a 22.08' rear yard setback.