

Legislation Details (With Text)

File #:	2024-6385	Name:	
Type:	Public Hearing - Sworn	Status:	Agenda Ready
File created:	7/3/2024	In control:	Board of Zoning Adjustments
On agenda:	7/18/2024	Final action:	
Title:	Application #PL2024-155 - Variance to Unified Development Ordinance (UDO) Article 6, Section 6.040, Table 6-3, Rear Yard Setback - 4105 NE Edgewater Ct; Tyler Burns, applicant		
Sponsors:	Development Services		
Indexes:			
Code sections:			
Attachments:	1. Staff Report, 2. Variance Application, 3. Plot Plan - existing, 4. Deck photo - front view, 5. Deck photo - side view #1, 6. Deck photo - side view #2, 7. Plot Plan - proposed, 8. Dimensioned Deck Plan, 9. Location Map		

Date	Ver.	Action By	Action	Result
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Application #PL2024-155 - Variance to Unified Development Ordinance (UDO) Article 6, Section 6.040, Table 6-3, Rear Yard Setback - 4105 NE Edgewater Ct; Tyler Burns, applicant

Issue/Request:

The applicant proposes to replace the existing partially covered deck with another partially covered deck. The proposed deck is composed of three (3) 16'-wide segments of varying depth. The segments range from 7' to 16' in depth. The uncovered portion will be set back 11' from the rear property line at its closest point, which is 4' closer than the existing deck. The covered portion will maintain the same dimensions and same 20' setback from the rear property line as the existing deck.

Proposed BZA Motion:

I move to approve a 14' variance to the minimum 25' rear setback requirement for an uncovered deck in the R-1 zoning district, to allow an uncovered deck to maintain an 11' setback from the rear property line.

I move to approve a 10' variance to the minimum 30' rear setback requirement for a covered deck in the R-1 zoning district, to allow a covered deck to maintain a 20' setback from the rear property line.

Tyler Burns, Applicant
Hector Soto, Jr., AICP, Senior Planner

Recommendation:

The Development Services Department recommends **APPROVAL** of a 14' variance to the minimum 25' rear setback requirement for an uncovered deck in the R-1 zoning district, to allow an uncovered deck to maintain an 11' setback from the rear property line.

The Development Services Department recommends **APPROVAL** of a 10' variance to the minimum 30' rear setback requirement for a covered deck in the R-1 zoning district, to allow a covered deck to maintain a 20' setback from the rear property line.