Legislation Details (With Text)

File #:	2021-4252	**Name:**	
Type:	Public Hearing - Sworn	**Status:**	Agenda Ready
File created:	7/13/2021	**In control:**	Board of Zoning Adjustments
On agenda:	7/15/2021	**Final action:**	
Title:	Application #PL2021-213 - VARIANCE for front yard setback - 302 NE Green St; A3G Architects, applicant		
Sponsors:	Planning and Special Projects		
Indexes:			
Code sections:			
Attachments:	1. Staff Report, 2. Site Plan and Setback Survey, 3. Neighbor Approval, 4. Location Map		

Date	Ver.	Action By	Action	Result

Application #PL2021-213 - VARIANCE for front yard setback - 302 NE Green St; A3G Architects, applicant

Issue/Request:
The applicant proposes to construct a new covered entry and uncovered porch to serve the home's front entry. The proposed improvements are a combined 8' deep x 14' wide. The 6'-wide covered entry will only project an additional 2' beyond the existing eave overhang toward the front property line. The remaining portion of the improvements will essentially be the uncovered deck platform. The proposed covered entry and uncovered porch improvements reduce the home's existing 15'-2" front setback to 7'-2".

Proposed BZA Motion:
I move to recommend **APPROVAL** of Application #PL2021-213 - VARIANCE for front yard setback - 302 NE Green St; A3G Architects, applicant.

Caitlin Seal, Applicant Representative
Hector Soto, Jr., AICP, Planning Manager

Recommendation: The Development Services Department recommends **APPROVAL** of a variance to the minimum 30' front setback requirement in the R-1 zoning district, to allow a 7'-2" front yard setback.