The City of Lee's Summit

Legislation Details (With Text)

File #:	2024-6386	**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 #PL2024-159 - Variance to Unified Development Ordinance (UDO) Article 6, Section 6.040, Table 6-3, Rear Yard Setback - 5286 NE Ash Grove Ct; Graber Outdoors, 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 - profile view, 6. Plot Plan - proposed, 7. Deck Plans, 8. Location Map

Date	Ver.	Action By	Action	Result

Application #PL2024-159 - Variance to Unified Development Ordinance (UDO) Article 6, Section 6.040, Table 6-3, Rear Yard Setback - 5286 NE Ash Grove Ct; Graber Outdoors, applicant

Issue/Request:
The applicant proposes to replace two (2) existing decks with one (1) upper level deck of the same dimensions as the existing upper level deck and one (1) lower level catwalk with stairs down to the back yard. The upper level deck will be 12' deep x 20' wide and maintain the existing 23'-5" rear yard setback. The lower level catwalk will be 4'-6" wide and come out 16'-6" from the house, to allow access from a back door to the back yard. The catwalk will be set back 28'-8" from the rear property line, which complies with the minimum 25' rear yard setback.

Proposed BZA Motion:
I move to approve a 1'-7" 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 a 23'-5" setback from the rear property line.

John Graber, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

Recommendation: The Development Services Department recommends **APPROVAL** of a 1'-7" 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 a 23'-5" setback from the rear property line.