

Legislation Details (With Text)

File #:	2020-3933	Name:	
Type:	Public Hearing - Sworn	Status:	Agenda Ready
File created:	1/19/2021	In control:	Board of Zoning Adjustments
On agenda:	1/21/2021	Final action:	
Title:	Application #PL2020-385 - Variance to Unified Development Ordinance (UDO) Article 6, Section 6.040, Table 6-3, Rear Yard Setback - 1727 NE Aberdeen Dr; Engineering Solutions, LLC, applicant		
Sponsors:	Planning and Special Projects		
Indexes:			
Code sections:			
Attachments:	1. Staff Report, 2. Variance Application, 3. Proposed Plot Plan, 4. Approved Plot Plan, 5. Location Map		

Date	Ver.	Action By	Action	Result
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Application #PL2020-385 - Variance to Unified Development Ordinance (UDO) Article 6, Section 6.040, Table 6-3, Rear Yard Setback - 1727 NE Aberdeen Dr; 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 9.5' deep x 15' wide covered deck at the southwest corner of the house. The covered deck meets the minimum 30-foot rear yard setback. However, the homebuilder desires to increase the size of the covered deck by increasing its depth to 12', resulting in a 12' deep x 15' wide covered deck. The larger covered deck results in a 27.57' rear yard setback, equating to a 2.43' encroachment into the rear yard setback.

Matt Schlicht, Engineering Solutions, LLC
Hector Soto, Jr., AICP, Planning Manager

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