

Legislation Details (With Text)

File #:	2023-5645	Name:	
Type:	Public Hearing - Sworn	Status:	Agenda Ready
File created:	5/12/2023	In control:	Board of Zoning Adjustments
On agenda:	5/18/2023	Final action:	
Title:	Application #PL2023-085 - Variance to Unified Development Ordinance (UDO) Article 6, Section 6.040, Table 6-3, Rear Yard Setback - 102 SE Carolina Ct; Grant Shields, applicant		
Sponsors:	Development Services		
Indexes:			
Code sections:			
Attachments:	1. Staff Report, 2. Variance Application and Supporting Drawings, 3. Location Map		

Date	Ver.	Action By	Action	Result
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Application #PL2023-085 - Variance to Unified Development Ordinance (UDO) Article 6, Section 6.040, Table 6-3, Rear Yard Setback - 102 SE Carolina Ct; Grant Shields, applicant

Issue/Request:

The applicant proposes to remove the existing uncovered deck at the rear of the residence and replace it with a 21'-8" wide x 12'-6" deep covered, screened-in porch/deck. The proposed screened-in porch results in a 27'-4" rear yard setback, which encroaches 2'-8" into the 30' rear yard setback for a principal building (i.e. residence). Because the screened-in porch is a roofed structure, it is considered to be an addition to the house and therefore is subject to the same 30' setback requirement as the house.

Proposed BZA Motion:

I move to approve a variance to the minimum 30' rear setback requirement for a principal structure in the R-1 zoning district, to allow a screened deck/porch addition to maintain a 27'-4" setback from the rear property line.

Grant Shields, Applicant

Hector Soto, Jr., AICP, Senior Planner

Recommendation: The Development Services Department recommends **APPROVAL** of a variance to the minimum 30' rear setback requirement for a principal structure in the R-1 zoning district, to allow a screened deck/porch addition to maintain a 27'-4" setback from the rear property line.