Legislation Details (With Text)

File #:	2021-4537	**Name:**	
Type:	Public Hearing - Sworn	**Status:**	Agenda Ready
File created:	11/15/2021	**In control:**	Board of Zoning Adjustments
On agenda:	1/20/2022	**Final action:**	
Title:	Continued Application #PL2021-423 - Variance to Unified Development Ordinance (UDO) Article 6, Section 6.040, Table 6-3, Rear Yard Setback - 508 SW Seagull St; Dewey Roberts, applicant		
Sponsors:	Planning and Special Projects		
Indexes:			
Code sections:			
Attachments:	1. Staff Memo, 2. Updated Plot Plan, 3. Aerial View of Line of Sight Drawings, 4. Photos of Line of Sight, 5. RLPOA Handbook Excerpt, 6. Staff Report, 7. Variance Application, 8. Plot Plans, 9. Location Map, 10. Neighbor Presentation		

Date	Ver.	Action By	Action	Result
12/10/2021	1	Board of Zoning Adjustments	continued	

Continued Application #PL2021-423 - Variance to Unified Development Ordinance (UDO) Article 6, Section 6.040, Table 6-3, Rear Yard Setback - 508 SW Seagull St; Dewey Roberts, applicant

Issue/Request:
The public hearing for this application was originally held on November 18, 2021. Following testimony from area neighbors expressing concern that the requested variance to allow a proposed home addition to encroach into the rear yard setback would negatively impact the view of Raintree Lake from their respective properties, the Board of Zoning Adjustment continued the application to a date certain of December 16, 2021, in order to allow the applicant the opportunity to revisit his request and consider a redesign that takes into consideration the concerns of area neighbors regarding the impact on lake views.

On December 16, 2021, the public hearing was continued to a date certain of January 20, 2022, at the applicant's request due to a schedule conflict.

The applicant has resubmitted a revised plot plan showing a reduction in the size of the proposed addition. The width of the structure was reduced from 26' to 22'-9". The depth of the structure (i.e. projection from the house) was reduced from 16' to 14'. These two changes lessen the degree of variance requested. The addition's original configuration had a 20' setback from the northwest property line and a 9' setback from the northeast property line, requiring a variance of 10' and 21' to the minimum 30' rear yard setback from the respective property lines. The revised configuration now has a 21' setback from the northwest property line and a 12' setback from the northeast property line, requiring a variance of 9' and 18' to the minimum 30' rear yard setback from the respective property lines.

Dewey Roberts, Applicant
Hector Soto, Jr., AICP, Assistant Director of Plan Services

Recommendation: The Development Services Department recommends **APPROVAL** of a variance to the minimum 30' rear setback requirement for a room addition in the R-1 zoning district, to allow a 12' and 21' rear yard setback from the northeast and northwest property lines, respectively.