



## The City of Lee's Summit

## 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

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

<u>Recommendation:</u> 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.