

## Legislation Details (With Text)

<b>File #:</b>	2023-5645	<b>Name:</b>	
<b>Type:</b>	Public Hearing - Sworn	<b>Status:</b>	Agenda Ready
<b>File created:</b>	5/12/2023	<b>In control:</b>	Board of Zoning Adjustments
<b>On agenda:</b>	5/18/2023	<b>Final action:</b>	
<b>Title:</b>	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		
<b>Sponsors:</b>	Development Services		
<b>Indexes:</b>			
<b>Code sections:</b>			

**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.