

Legislation Text

File #: 2020-3933, **Version:** 1

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.