

## Legislation Text

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**File #:** 2021-4174, **Version:** 1

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**Appl. #PL2021-104 - VARIANCE for rear yard setback** - 1523 SW Blackstone Pl; 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' deep x 16' wide uncovered deck at the southwest corner of the house. The uncovered deck meets the minimum 25-foot rear yard setback. However, the homebuilder desires to cover and increase the size of the deck by increasing its depth to 12', resulting in a 12' deep x 16' wide covered deck. The larger covered deck results in a 22.08' rear yard setback, equating to a 7.92' encroachment into the rear yard setback.

Proposed Board Motion:

I move to APPROVE **Appl. #PL2021-104 - VARIANCE for rear yard setback** - 1523 SW Blackstone Pl; Engineering Solutions, LLC, applicant, for a variance to the minimum 30' rear yard setback, to allow a 22.08' rear yard setback.

Matt Schlicht, Applicant Representative  
Hector Soto, Jr., AICP, Planning Manager

Recommendation: The Development Services Department recommends **APPROVAL** of a variance to the minimum 30' rear setback requirement for a covered deck in the R-1 zoning district, to allow a 22.08' rear yard setback.