

## Legislation Text

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File #: 2021-4288, Version: 1

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### **CONTINUED PUBLIC HEARING - Application #PL2021-235 - VARIANCE TO A LOFT DWELLING UNIT ABOVE A DETACHED GARAGE - 302 NE Douglas St; Kurt Pycior, applicant**

#### Issue/Request:

The applicant seeks a variance to allow a loft dwelling unit in a detached garage to have living space on both the ground floor and upper floor of said structure.

The applicant also requests a 5' variance to the minimum 30' rear yard setback for a detached garage with a loft dwelling unit. ***(Previously approved by the Board of Zoning Adjustments on August 19, 2021)***

Kurt Pycior, Applicant

Hector Soto, Jr., AICP, Planning Manager

#### Recommendation:

1. The Development Services Department recommends **APPROVAL** of a variance to a loft dwelling unit above a detached garage, to allow an accessory loft dwelling unit to extend to the ground floor of a detached garage.

2. The Development Services Department recommends **APPROVAL** of a variance to the minimum 30' rear yard setback for a loft dwelling unit over a detached garage, to allow a 25' rear yard setback. ***(Previously approved by the Board of Zoning Adjustments on August 19, 2021)***