

## Legislation Text

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**File #:** 2021-4478, **Version:** 1

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**PUBLIC HEARING - Application #PL2021-370 - Variance to Unified Development Ordinance (UDO)  
Article 6, Section 6.040, Table 6-3, Side Yard Setback - 2414 NE Douglas St; Andrew Boldrey, applicant**

Issue/Request:

The applicant proposes to construct a new single-family residence on the same footprint as the original home constructed on the subject property in 1965. The applicant requests a variance to the side yard setbacks to maintain the same setbacks as the original home.

Because the original home was voluntarily demolished, as opposed to demolished due to damage from an accident or an act of God, the lawful non-conforming status of the original home's setbacks are now lost. Reconstruction on the same footprint as the original house requires approval a variance.

Andrew Boldrey, Applicant  
Hector Soto, Jr., Planning Manager

Recommendation: The Development Services Department recommends **APPROVAL** of a variance to the minimum 50' side yard setback requirement in the AG zoning district, to allow a 17' side yard setback from the north property line and a 38' side yard setback from the south property line.