

## Legislation Text

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**File #:** 2022-4873, **Version:** 1

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Public Hearing: Application #PL2022-127 - Variance to Unified Development Ordinance (UDO) Article 6, Section 6.040, Table 6-3 and Section 6.1350.B.5, Rear Yard Setback - 508 SW Seagull Street; Dewey Roberts, applicant.

Issue/Request:

The existing deck is over 20 years old and requires repair/replacement. The applicant has a two-part request. The initial request is for the Board to approve a variance to the rear yard setback to allow for reconstruction of the deck in its current configuration with a 12'-4" setback from the northeast property line, meaning it is 12'-8" short of the minimum setback. This particular request is what should have been sought by the original homebuilder when the existing deck was constructed.

The applicant further requests that the Board consider approval of a variance to allow a 10' deck expansion along the back of the house toward the west where the deepest part of the lot is located. The westernmost point of the proposed expansion would yield a 22'-4" setback from the nearest rear property line, meaning it would be 2'-8" short of the minimum setback.

Dewey Roberts, Applicant  
Hector Soto, Jr., Senior Planner

Recommendation: The Development Services Department recommends APPROVAL of a variance to the minimum 25' rear setback requirement for an uncovered deck in the R-1 zoning district, to allow a reconstructed uncovered deck to maintain a 12'-4" setback from the northeast property line.

The Development Services Department recommends APPROVAL of a variance to the minimum 25' rear setback requirement for an uncovered deck in the R-1 zoning district, to allow a 10' expansion to an existing deck that yields a 22'-4" and 23' setback from the northeast and northwest property lines, respectively.