

Legislation Text

File #: 2023-5645, **Version:** 1

Application #PL2023-085 - Variance to Unified Development Ordinance (UDO) Article 6, Section 6.040, Table 6-3, Rear Yard Setback - 102 SE Carolina Ct; Grant Shields, applicant

Issue/Request:

The applicant proposes to remove the existing uncovered deck at the rear of the residence and replace it with a 21'-8" wide x 12'-6" deep covered, screened-in porch/deck. The proposed screened-in porch results in a 27'-4" rear yard setback, which encroaches 2'-8" into the 30' rear yard setback for a principal building (i.e. residence). Because the screened-in porch is a roofed structure, it is considered to be an addition to the house and therefore is subject to the same 30' setback requirement as the house.

Proposed BZA Motion:

I move to approve a variance to the minimum 30' rear setback requirement for a principal structure in the R-1 zoning district, to allow a screened deck/porch addition to maintain a 27'-4" setback from the rear property line.

Grant Shields, Applicant
Hector Soto, Jr., AICP, Senior Planner

Recommendation: The Development Services Department recommends **APPROVAL** of a variance to the minimum 30' rear setback requirement for a principal structure in the R-1 zoning district, to allow a screened deck/porch addition to maintain a 27'-4" setback from the rear property line.