

A G E N D A R E P O R T

DATE October 7, 2003

ITEM Variance Request 1742 Park Garden Rd (L 23, B 7, Belview Addition)

INITIATED BY William Traynham, Property Owner

ACTION REQUESTED Approve Variance

PREPARED & PRESENTED BY Joe LaForest, Parking & Zoning Supervisor

REVIEWED & APPROVED BY Mike Rattray, Community Development Director

RECOMMENDATION:

The Board of Adjustment recommends that the City Commission **approve** the variance request.

MOTION:

I move that the City Commission approve the variance as recommended by the Board.

SYNOPSIS:

William Traynham, owner of the property located at 1742 Park Garden Rd, and legally described as the L 23, B 7, Belview Addition, has requested a variance to Section 17.45.020. **The variance would reduce the required rear yard setback from 15' to 10'. The applicant wants to build a 24' x 24' attached garage with living space above and maintain a 10' rear setback instead of the required 15' rear setback.**

BACKGROUND:

Section 17.45.020 of the City Code states that within an "A" Area district a lot that is less than deep must maintain a 15' rear setback. Mr. Traynham wants to build an attached garage (with living space above) and maintain a 10' rear setback. The garage driveway prohibits expansion toward the west lot line. A map study and site visit by staff found that the triangular shaped lot, and the original positioning of the house, does not leave many remodeling options available. A review of the historical variance file found several group variances allowing 20' front setbacks for garages (including this lot), but no rear setback variances.

The Board heard the variance on Wednesday, October 1, 2003. Staff reported that one neighbor (Howard Black of 1755 Park Garden Rd) called and voiced his support of the variance. Staff also reviewed the application, the existing front setback variances for garages, and noted the results of the map study and site visit. Will Traynham appeared before the Board and described the situation. According to Mr. Traynham, he has looked at different options for the garage, but the lot configuration and the required setbacks severely restrict the positioning of the garage on the lot. After discussing the site plan, the depicted lot configuration, and the area available to build on, the Board voted unanimously to recommend approval of the variance.

Mr. Traynham's application and site plan are attached for the Commission's use.