

AGENDA REPORT

DATE October 7, 2003

ITEM Variance Request 2717 Greenbriar Dr. L 19, B 8, Belview Addition
 INITIATED BY William Wadman, 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 Wadman, owner of the property located at 2117 Greenbriar Drive, and legally described as the L 19, B 8, Belview Addition, has requested a variance to Section 17.57.010. **The variance would reduce the required front yard setback from 20' to 16'. The applicant wants to build an attached garage (24' x 24') to the front of the house.**

BACKGROUND:

Section 17.57.010 of the City Code states that for any property located within an "A" Area district a 30' front setback is required. However, this lot is one of several that have a 20' front setback for garages. Mr. Wadman wants to build an attached garage (24' x 24') onto the front of the house and maintain a 16' front setback. A site visit by staff found that the topography of the lot prohibits the use of the side yard and rear yard for the garage site (the absence of alley access further limits the use of the rear yard). A review of the historical variance file found several group variances allowing numerous lots a 20' front setback for garages.

The Board heard the variance on Wednesday, October 1, 2003. Staff reviewed the application, the existing front setback variances for garages on numerous lots in the Belview Addition, and noted the comments phoned in by two neighbors (John Lien of 2706 Greenbriar Drive supports the variance; Don & Betty VanKoten of 2714 Greenbriar Drive oppose the variance). Staff also commented on the lot configuration, the lot topography, and the absence of alley access. Mr. Wadman presented his request and described the garage configuration, the roofline, and use of landscaping to soften the view of the garage. As described, the garage floor will be approximately thirteen feet below the grade of the adjacent road way and the garage roofline will be about five feet below the roofline of the house. Present at the hearing was Mr. Jim Wells (2749 Huckleberry Drive) the owner of an adjacent lot. Mr. Wells spoke in favor of the variance. Also present was Don & Betty VanKoten (2714 Greenbriar Drive). The VanKoten's spoke in opposition to the variance. The opponent's were concerned with the size of the garage (contending that a 24' x 20' garage would be adequate) and the roofline of the proposed attached garage. Brian and Dena Livdahl (2705 Greenbriar Drive) were present, but spoke neither for nor against the variance. After hearing all comments, the Board entered into discussion. Discussion centered on the topography of the lot and the lack of alley access. Consequently, the Board saw exceptional circumstances applicable to the property that do not generally apply to other property in the vicinity and that the granting of the variance would not be materially detrimental to the public welfare or injurious to the property in the neighborhood. The Board then voted unanimously to recommend approval of the variance allowing a 16' front setback for a new attached garage.

The applicant's request and site plan are attached for the Commission's use.