

AGENDA REPORT

DATE January 6, 2004

ITEM Variance Request 3809 6th Ave S, L 1 thru 16, B 12, Lloyd Land Addition

INITIATED BY Sunrise Presbyterian Church

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:

Sunrise Presbyterian Church, owner of the property located at 3809 6th Avenue South, and legally described as L 1 thru 16, B 12, Lloyd Land Addition, has requested a variance to Section 17.57.010. **The variance reduces the required front yard setback from 30' to 26'-9". The church wants to add an 11' x 12' front entrance vestibule that will include a handicap lift.**

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. Sunrise Presbyterian Church wants to add an 11' x 12' entrance vestibule to the front of the building and maintain a 26'-9" front setback. The proposed entrance will include space for a handicap lift. The Board heard the variance request on Thursday, December 18, 2003. The historical variance file showed over twenty setback variances, but none similar to the front setback variance sought by the Presbyterian Church.

Staff reviewed the application, the required setbacks, and noted that over twenty setback variances are in the neighborhood – no existing variance is similar to the front setback variance sought by the church. Staff also mentioned that no neighbors called in to oppose or support the variance. Jim Page (architect) and Jerry Miller (church representative) presented the application, described the plan for the new vestibule, and explained the need for the handicap lift. There were no proponents or opponents present. The Board briefly discussed the application and quickly acknowledged that the need for handicap access demonstrates an exceptional circumstance and that the reduced front setback is neither detrimental to the public welfare nor injurious to the property or improvements in the area. Following the discussion, the Board voted unanimously to recommend the approval of the variance.

The Sunrise Presbyterian Church application and site plan are attached for the Commission's use.