

**A G E N D A   R E P O R T**

**DATE** October 19, 2004

**ITEM** Variance Request 109 Riverview A, L 5, B 1, N Riverview Terrace 2<sup>nd</sup>

**INITIATED BY** Beverly Debolt, Property Owner

**ACTION REQUESTED** Approve the Variance

**PREPARED & PRESENTED BY** Kim Johnson, Parking & Zoning Supervisor

**REVIEWED & APPROVED BY** Mike Rattray, Community Development Director

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**RECOMMENDATION:**

The Board of Adjustment recommends the City Commission approve the variance.

**SYNOPSIS:**

Beverly Debolt, owner of the property located at 109 Riverview A, and legally described as the L 5, B 1, North Riverview Terrace 2<sup>nd</sup> Addition, has requested a variance to Section 17.45.030. **The variance reduces the required 6’ side setback to 3’.**

**BACKGROUND:**

Section 17.45.030 of the City Code requires two 6’ side yards in “A” Area districts. Ms. Debolt wants to build a new attached garage (24’ x 24’) and maintain a 3’ side setback and a 33’ front setback. The Board heard the request on Thursday, October 7, 2004. Staff reviewed the application, the required setbacks, and noted that there are numerous setback variances in the neighborhood similar to the side setback variance sought by the applicant, including three similar variances listed below:

- November, 1969 variance at 104 Division Rd allowing a garage within 4 feet of side lot line
- July, 1973 variance at 124 Riverview A allowing a garage within 2 feet of side lot line
- July, 1978 variance at 112 Riverview B allowing a garage within 2 feet of side lot line

Staff also mentioned that no neighbors called in to oppose or support the variance. Beverly Debolt (owner) presented the application. There were no proponents or opponents present. The Board entered into discussion and, after a few questions, the Board voted unanimously to recommend approval of the variance.

Ms. Debolt’s application and site plan are attached.