



Legislation Details (With Text)

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Title:	Conduct the public hearing to consider a variance to Section 6-6A-7 for the property located at 410 E 8th Avenue - PZC 22-1-027		
Sponsors:			
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Attachments:	1. Variance Petition, 2. Legal Description, 3. Response to Standards, 4. Plat of Survey, 5. Site Plan, 6. Public Comment		

Date	Ver.	Action By	Action	Result
5/18/2022	1	Planning and Zoning Commission	approved	Pass

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing to consider a variance to Section 6-6A-7 for the property located at 410 E 8th Avenue - PZC 22-1-027

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly, Community Planner

ENTITLEMENTS REQUESTED:

A variance from Section 6-6A-7 (R1A Yard Requirements) to reduce the required corner side yard setback to allow for construction of a new single-family home.

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 22-1-027 was published in the Daily Herald on Monday, May 2, 2022.

BACKGROUND:

The subject property is located at the southeast corner of Loomis Street and 8th Avenue. It is zoned R1A and is approximately 14,224 square feet in size. The petitioner plans to construct a new, single-family home at the property with a driveway that will be accessed off Loomis Street. The petitioner is requesting approval of a variance from Section 6-6A-7 (R1A Yard Requirements) to reduce the required corner side yard setback from 30 feet to 15 feet.

DISCUSSION:

Single-family detached dwellings in the R1A zoning district have the following setback requirements which are applicable to the subject property:

Front yard setback	30'
Corner side yard setback	30'
Interior side yard setback	8'
Rear yard setback	25% of the lot depth, not to exceed 30'

The Zoning Regulations provide corner lot property owners with flexibility on the selection of the front yard and the corner yard. Per code, the property owner may determine which street side shall be considered the front yard and which street side shall be the corner yard. The applicant has indicated that the yard adjacent to 8th Avenue is the corner yard, requiring this yard to have a 30 foot setback. The petitioner is requesting approval of a variance to decrease the required setback from 30 feet to 15 feet, as illustrated on the attached site plan.

Findings of Fact

The petitioner's responses to the Standards for Granting a Variance can be found in the attachments. Staff is not in support of the variance request and does not concur with the responses to the standards submitted by the petitioner for the reasons noted below:

- **Surrounding zoning.** The properties located along 8th Avenue to the east and west of the subject property are also zoned R1A and are subject to the same setback requirements. Permitting a home which does not comply with the R1A setbacks will create an inconsistent street wall along the southside of 8th Avenue.
- **Lot shape.** The R1A zoning district has a minimum lot size requirement of 10,000 square feet and a minimum lot width of 70'. The subject property's lot size is 14,224 square feet and the lot width is 83.62'. The lot size and lot widths exceed the minimum requirements for the R1A zoning district. The variance request is not driven by the existing shape of the lot.
- **Placement on lot.** The proposed interior side yard setback greatly exceeds the minimum requirement. The proposed home will be placed 15' from the property line abutting 8th Avenue and approximately 22' from the interior property line (southern lot line). The minimum required interior side yard setback for the home is 8'. If the proposed home was placed closer to the southern property line, at the minimum 8' setback, the home would be in compliance setback requirements as front porches are permitted to encroach 5' into the corner side yard setback. Shifting the placement of the home on the lot would eliminate the need for a variance.
- **New construction.** The proposed home constitutes a new development built from the ground up, and staff does not believe that there are any hardships which would justify new construction which does not meet the required setbacks.

Proposed driveway and sidewalk

The drafted site plan was reviewed by the City's Engineering Department for initial feedback. Engineering staff noted that the driveway is required to comply with the City's regulations and the applicant will be required to install a sidewalk along 8th Avenue. The applicant was notified of these regulations and has confirmed the proposal will be in compliance. Formal review of these details will be conducted upon submittal of a building permit.