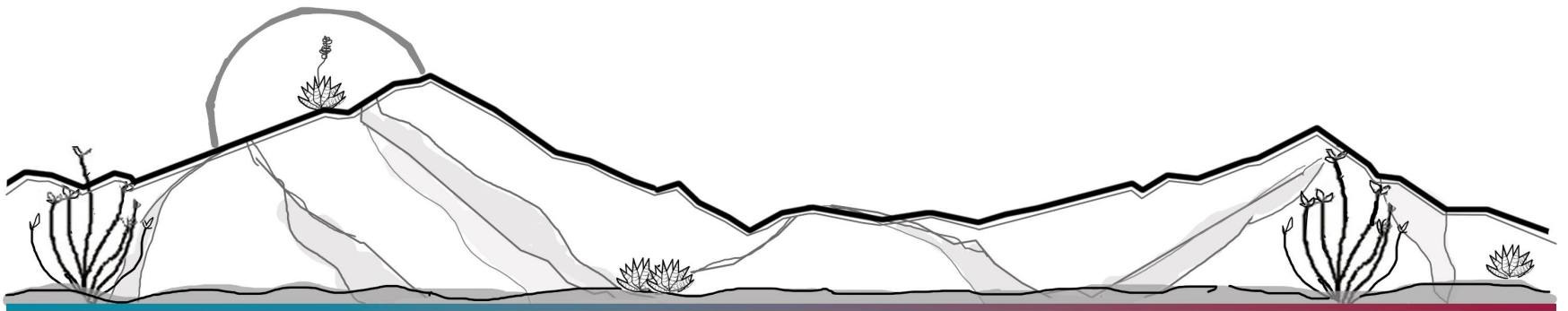


## Variance Docket V 22-06

Board of Adjustment, District 2

June 29, 2022





# DEVELOPMENT SERVICES

## Location



## Site Details

<b>Site Size:</b>	.98 Acres
<b>Zoning:</b>	R-36 (Residential, one dwelling per 36,000 square feet)
<b>Growth Area:</b>	Category B
<b>Plan Designation:</b>	Neighborhood Conservation
<b>Area Plan:</b>	None
<b>Existing Uses:</b>	Single family residence
<b>Proposed Uses:</b>	Same, with 800 square foot carport and wheelchair ramp



## Analysis of Impacts



# DEVELOPMENT SERVICES

## Site and Surrounding Photos



## **Preservation of Zoning District Purpose (R-36)**

- 701.01 To provide an area for family living at a variety of low to medium densities; and
- 701.02 To provide an area where single-household dwellings, rehabilitated mobile homes, and manufactured homes can co-exist.
  
- This request is consistent with the intent of the Zoning Regulations.



## Public Comment

 Support



## Factors in Favor of the Request

1. This variance request is consistent with the intent and purpose of the Zoning Regulations and Comprehensive Plan.
2. The adjacent neighbor has not expressed concern.
3. The carport will be screened by existing vegetation by the closest property.
4. The purpose of the setback, which includes ventilation, lighting, site access, and buffering, is not impacted by this request.
5. Two letters in support was received.
6. There are numerous examples of carports and sheds in the area that are encroaching into setbacks.
7. The request would be providing a reasonable accommodation.



## Factors Against Approving the Request

None identified



## Applicant Presentation/Discussion



## Recommendation & Sample Motion

Based on the Factors in Favor of Approval as Findings of Fact, Staff recommends **Approval** of the Variance as requested.

*Sample Motion: Mr. Chairman, I move to approve Docket V22-06 (Mountain Side), on parcel 104-02-054B, granting the Variance as requested by the Applicant, the Factors in Favor of approval constituting the Findings of Fact*

