



# WAYLAND RESIDENCE VARIANCE VAR21-03

Board of Adjustment Public Hearing, June 10, 2021

Christina LaVelle  
Planner





# VARIANCE REQUEST

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- To reduce the required setbacks for the side yards to five (5) on the west, ten (10) feet on the east, and a rear yard to fifteen (15) where a twenty (20) foot perimeter setback is required in the R-3 (Multiple Residence) zoning district.

Address: 4803 West Myrtle

Applicant: Tony Wayland



# REQUIRED ACTION

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Consider the facts and determine whether findings meet the Statutory provisions for approval of a Variance.

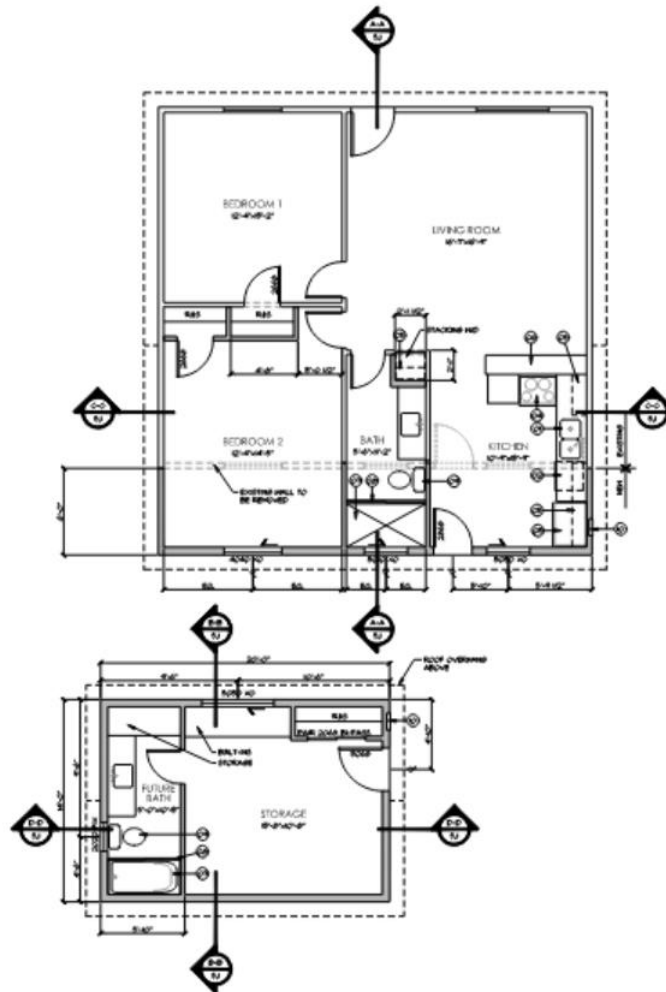


# AERIAL



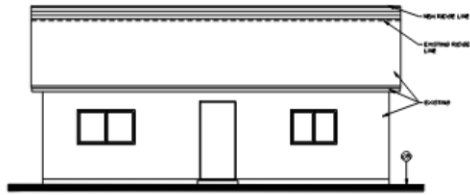


# FLOOR PLAN



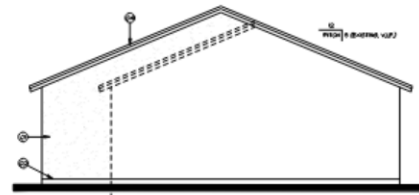


# ELEVATIONS



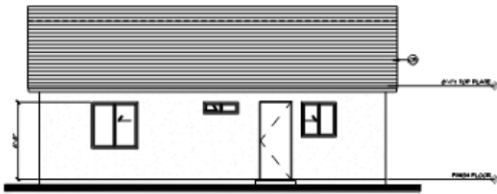
EXISTING HOME - NORTH ELEVATION

SCALE 1/8" = 1'-0"



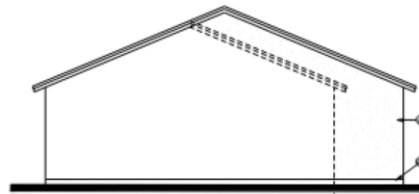
EXISTING HOME - WEST ELEVATION

SCALE 1/8" = 1'-0"



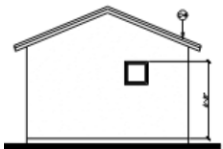
EXISTING HOME - SOUTH ELEVATION

SCALE 1/8" = 1'-0"



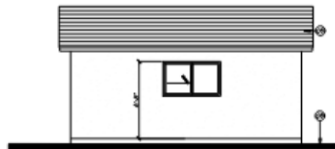
EXISTING HOME - EAST ELEVATION

SCALE 1/8" = 1'-0"



SHED - WEST ELEVATION

SCALE 1/8" = 1'-0"



SHED - NORTH ELEVATION

SCALE 1/8" = 1'-0"



SHED - EAST ELEVATION

SCALE 1/8" = 1'-0"



SHED - SOUTH ELEVATION

SCALE 1/8" = 1'-0"



# BACKGROUND

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- The property is designated as R-3 (Multiple Residence).
- The site is located southwest of N 48<sup>th</sup> Avenue and W Myrtle. The site is 6467 square feet in size.
- Existing single-family residence was built in 1950.
- R-3 Setbacks: 20 Foot perimeter building setbacks



# PUBLIC NOTIFICATION

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- CPP mailings to adjacent owners on May 20, 2021.
- Advertised in the West Valley View on May 26, 2021.
- Hearing notifications were mailed on May 21, 2021.
- Site posted on May 20, 2021.
- ***No comments have been received from adjacent property owners.***



# FINDINGS

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The Board of Adjustment shall make the following findings based on the evidence in the record prior to granting a variance:



# REQUIRED FINDINGS

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**1. There are special circumstances or conditions applicable to the property including its size, shape, topography, location, or surroundings, which were not self-imposed by the owner:**

- Platted: 1912, Lot Split: 1940's
- Existing home built in 1950
- Current code in effect 1992



## **FINDINGS (continued)**

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**2. Due to the special circumstances, the strict application of the Zoning Ordinance would deprive the property of privileges enjoyed by other properties in the same classification in the same zoning district.**

- Adjacent lots varying setbacks for residences and accessory buildings.
- Strict application: Width of 8 feet



## **FINDINGS (continued)**

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**3. The variance is the minimum necessary to alleviate the property hardship.**

- Width of 8 feet is not adequate to build an addition or an accessory building.



## **FINDINGS (continued)**

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**4. Granting the variance will not have a detrimental effect on the property, adjoining property, the surrounding neighborhood, or the City in general.**

- Adjacent lots are similar in size and dimension. All enjoy varying reduced setbacks.
- Will not impact City or vicinity.



# ANALYSIS

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- All applicable city departments have reviewed the application and recommend approval of the application.



# RECOMMENDATION

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Staff recommends approval of VAR21-03 per the findings, subject to the following:

1. Development shall be in substantial conformance with the applicant's site plan dated May 25, 2021, and the project narrative, floor plan, and building elevations dated May 5, 2021.



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