



# Brewer Detached Garage Variance VAR24-05

Board of Adjustment Hearing – October 10, 2024

Gurnoor K. Tschudy  
Associate Planner





# Request

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Variance approval to reduce required the twenty-nine feet (29') side setback to 13 feet 6 inches (13'-6"), reduce the required twenty-nine feet (29') rear setback to six feet (6'), and to allow a maximum height of twenty feet (20') from the permitted maximum of sixteen feet (16'), in the SR-17 (Suburban Residence) zoning district, for the detached accessory structure (garage).

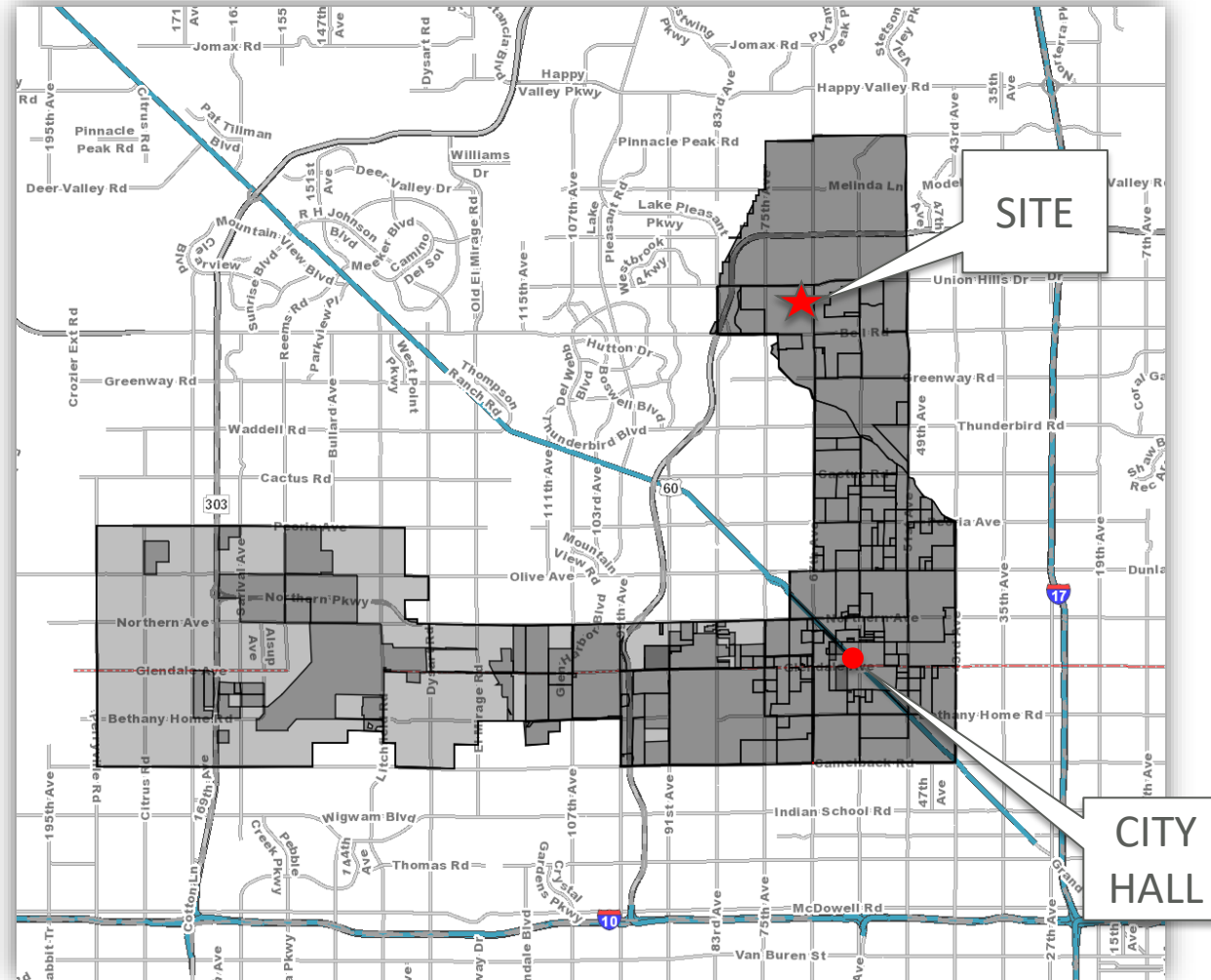
Applicant / Owner:

Terri Curtis / William Brewer



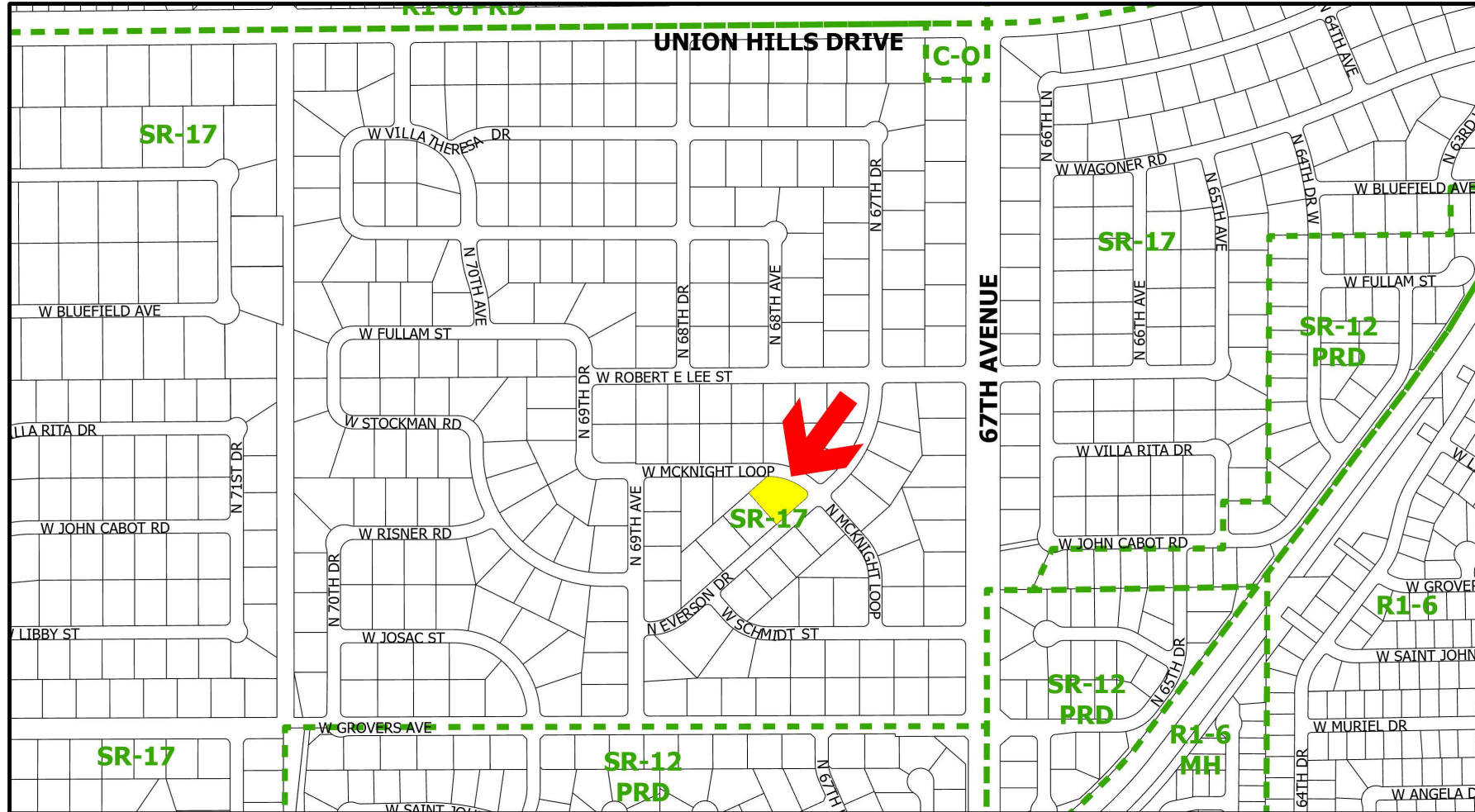
# Vicinity Map

Southwest corner of McKnight Loop and Everson Drive





# Zoning Map



# Aerial Map





# Project Details

- Size: 22,500 square feet
- Specific Use: Residential
- Proposal: thirty-two feet (32') by thirty feet (30') and twenty feet (20') high, detached accessory structure (garage)
- Setbacks: 13-feet 6-inches (13'-6") side / 6-feet (6') rear
- Hardship: The corner lot configuration with the existing layout of the primary structure, pool, and underground septic, the required twenty-nine feet (29') side setback and twenty-nine feet (29') rear setback would place the proposed detached, accessory structure in the pool and over the septic area.



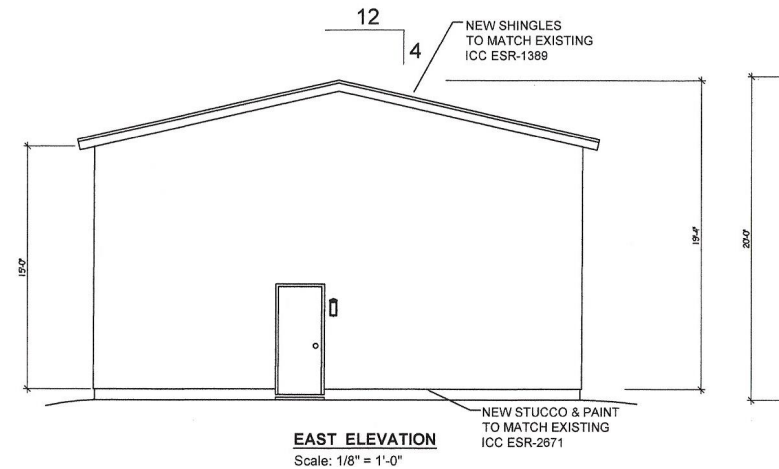
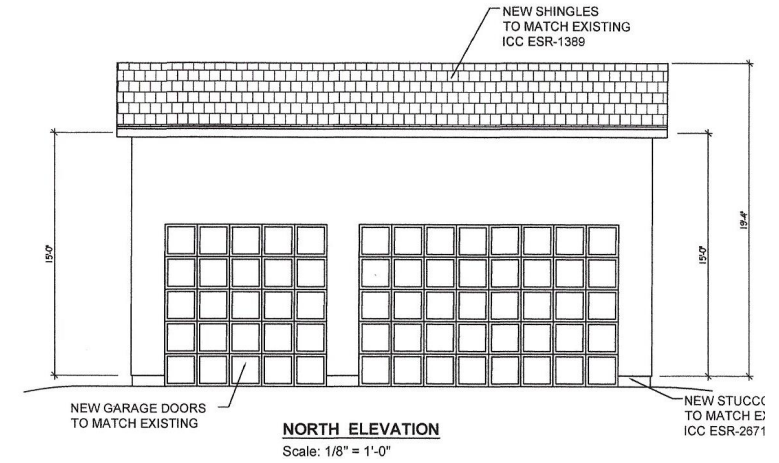
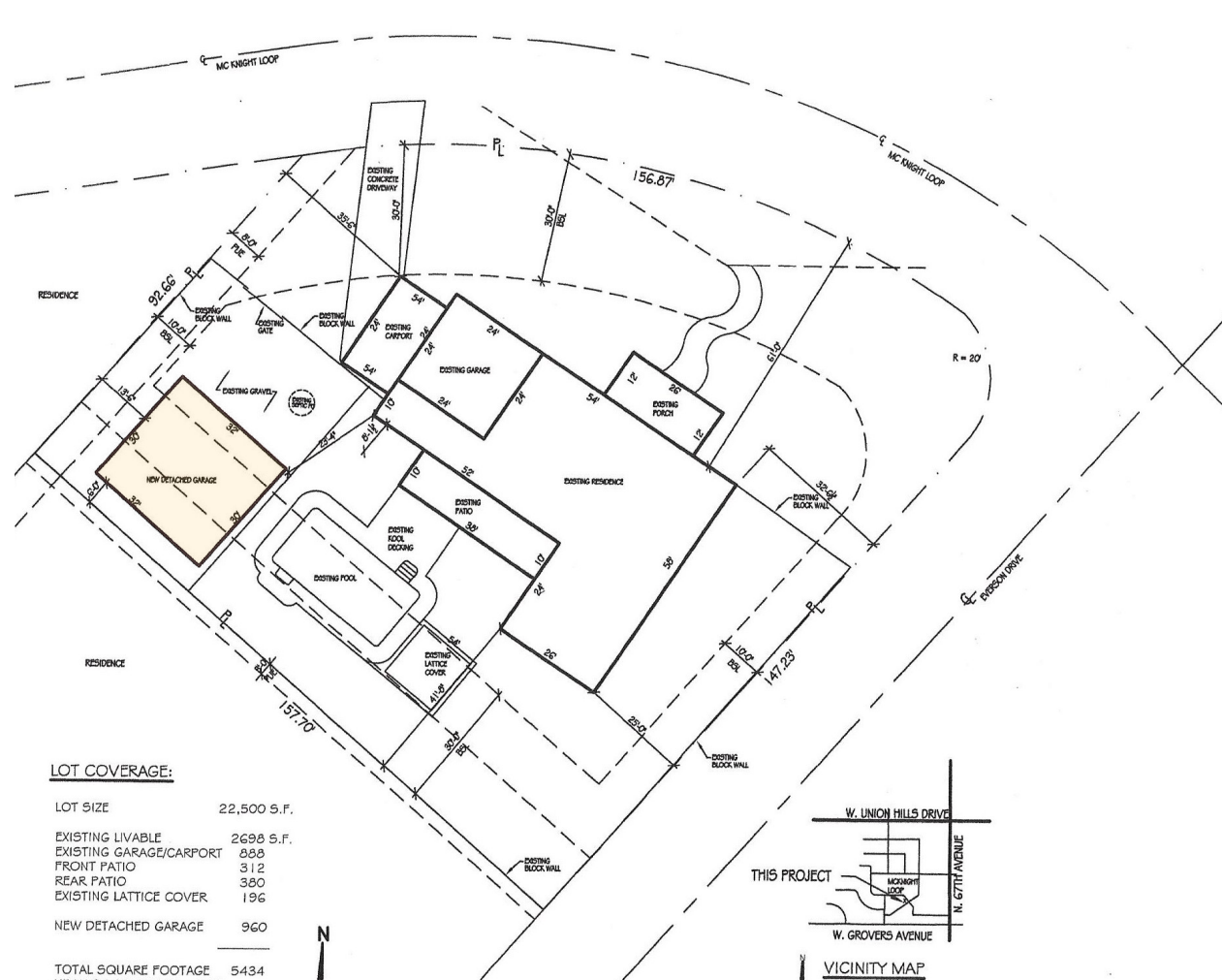
# Public Involvement

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- Notification Letters: August 12, 2024
- Site Posting: September 16, 2024
- Reminder Postcards: September 13, 2024
- Notice of Public Hearing: September 18, 2024



# Conceptual Site Plan / Elevation





# Findings & Analysis

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- Existing unique circumstances or conditions that prevent universal application of the zoning standard:
  - Corner lot configuration with the existing layout of the primary structure, the pool, and the underground septic.
- Literal interpretation of standard deprives the appellant of rights commonly enjoyed by other properties in the same zoning district:
  - The permitted maximum height of sixteen feet (16') in SR zoning districts for detached accessory structures would limit the property owner as that height limit does not allow for the auto lift that the owner needs to install.



# Findings & Analysis

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- Hardship is more than personal inconvenience or a financial hardship and is not the result of actions by the applicant:
  - There are a few property owners in the subdivision that have detached accessory structures, with similar height, side, and rear setbacks as those proposed here.
- Interfere/alter legal use of adjacent properties:
  - The request is not expected to have a detrimental effect on the surrounding neighbors.



# Recommendation

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If the Board decides to grant the variance, it should be subject to the following stipulation(s):

1. Development shall be in conformance with the applicable site plan dated revised 7-25-24.
2. Development shall be in conformance with the applicable elevations dated revised 9-05-24.



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