



Edwards' Residence Detached Shade Structure VAR24-09

Board of Adjustment Hearing – October 10, 2024

Amy Schwenner
Planner





Request

Variance approval to increase the maximum height of an accessory building to 20 feet and to reduce the side and rear setbacks from 29 feet and 40 feet to 10 feet in the SR-30 PRD (Suburban Residence, Planned Residential Development) zoning district.

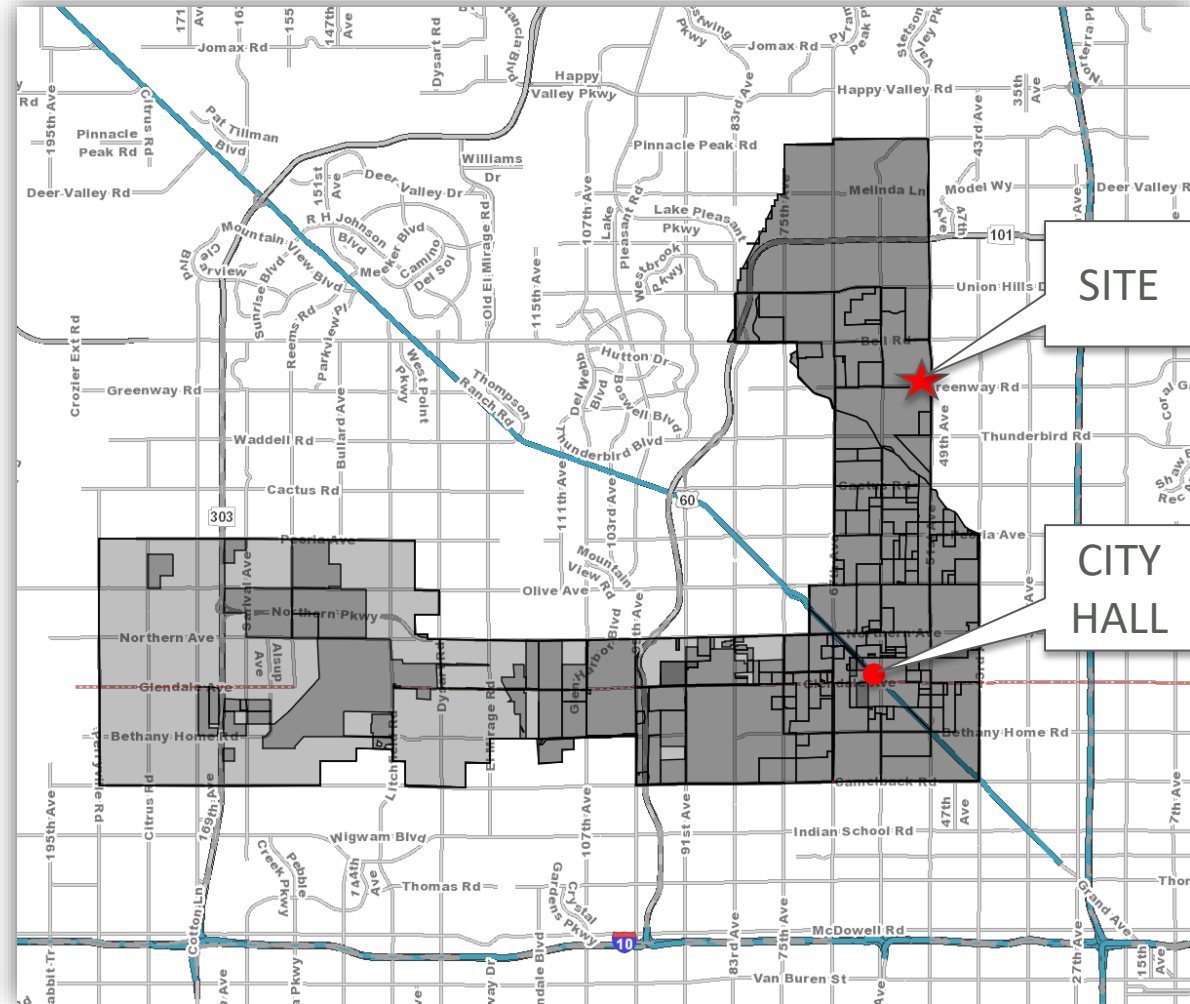
Applicant / Owner:

Jolene Edwards



Vicinity Map

Northwest
corner of
51st Avenue
and
Greenway
Road



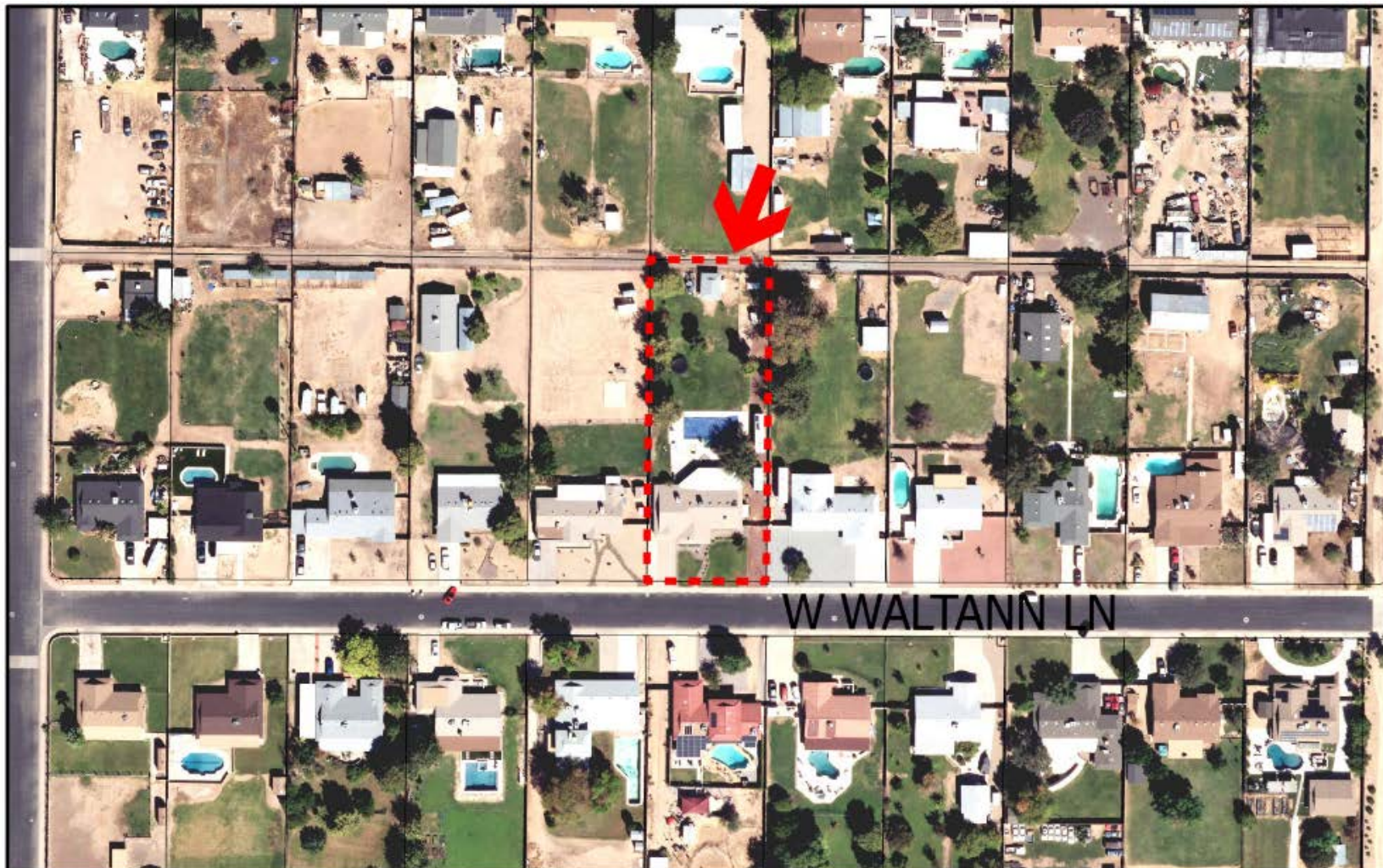


Zoning Map





Aerial Map





Project Details

- Size: 33,377 square feet (0.77 ac) / 2,692 square feet
- Proposal: 60 x 35 x 20 feet shade structure (2,100 square feet)
- Setbacks: 29 foot (side) / 40 foot (rear)
- Hardship: Setbacks place structure in middle of pasture
 - sheep lose food source
- Accessory Height: 16 foot max
- Hardship: Height limits agricultural practices
 - farm equipment requires higher clearance



Public Involvement

- Notification Letters: August 13, 2024
- Reminder Postcards: September 13, 2024
- Notice of Public Hearing: September 18, 2024
- Site Posting: September 20, 2024



Findings & Analysis

- Conditions preventing application of the zoning standard:
 - standard setbacks would place the structure in the middle of the pasture and remove a large portion of food source
- Standard deprives appellant common rights:
 - Sunburst Farms was an agricultural community
 - Applicant would not be able to keep the sheep due to loss of food source



Findings & Analysis

- Hardship not the result of actions by the applicant:
 - Standard 16 foot height does not meet vehicle clearance
- Interfere / alter legal use of adjacent properties:
 - northeast corner location
 - East side neighbor - existing landscape
 - North neighbor – existing buildings
 - Proposed 10 foot setbacks allow runoff to be contained within the subject property



Recommendation

If the Board decides to grant the variance, it should be subject to the following stipulations:

1. Development shall be in substantial conformance with applicable narrative, site, and floor plans, date stamped August 7, 2024.
2. Rear setback shall be 12 feet to incorporate irrigation easement.



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