



Bec Residence Detached RV Garage VAR24-07

Board of Adjustment Hearing – December 12, 2024

Amy Schwenner
Planner





Request

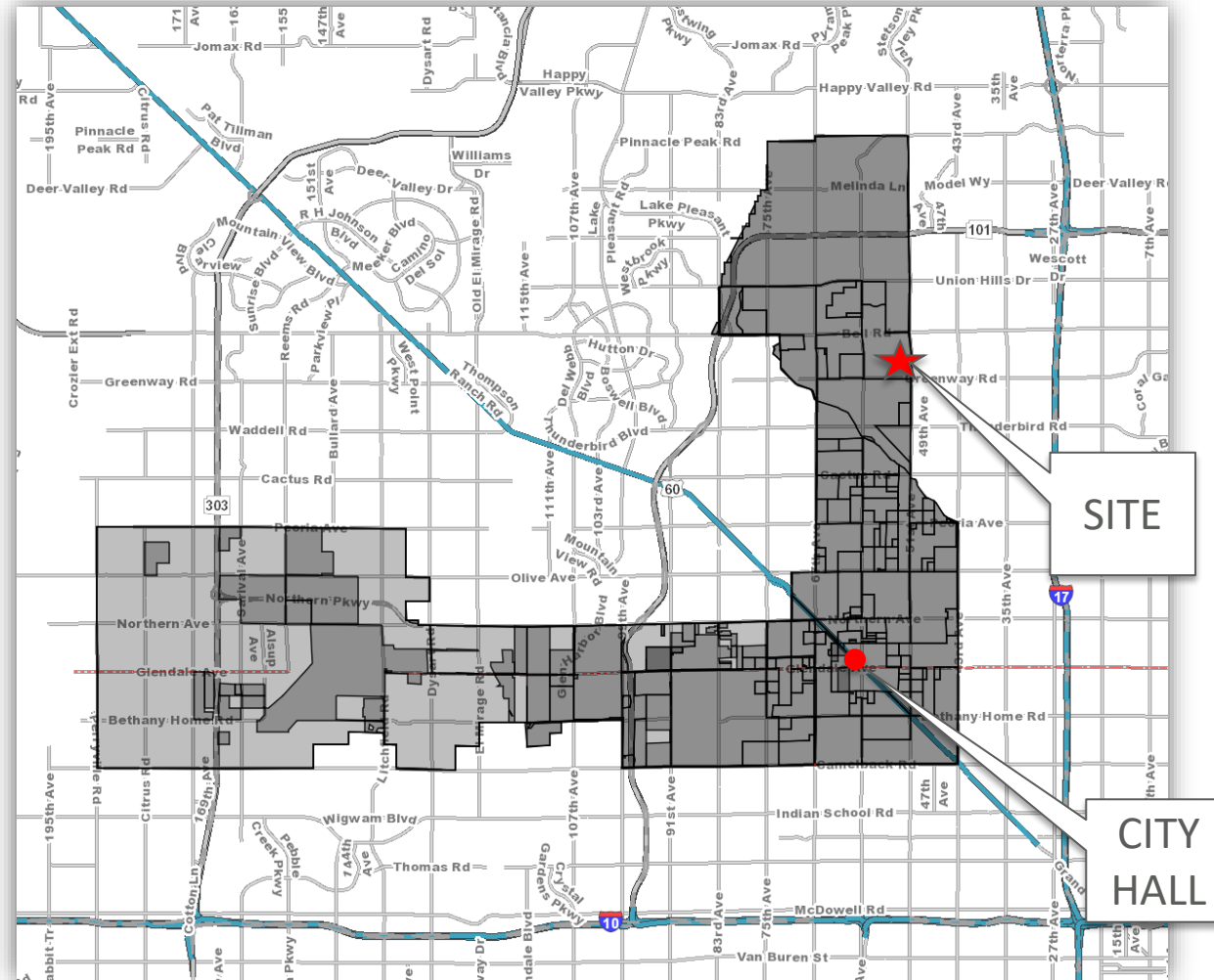
Variance approval to increase the accessory building height from a maximum of sixteen feet (16') to nineteen feet (19') and to reduce the east side setback from twenty-seven feet (27') to two feet (2') in the SR-30 PRD (Suburban Residence) zoning district for a detached RV garage.

Applicant: Kristopher Ontiveros

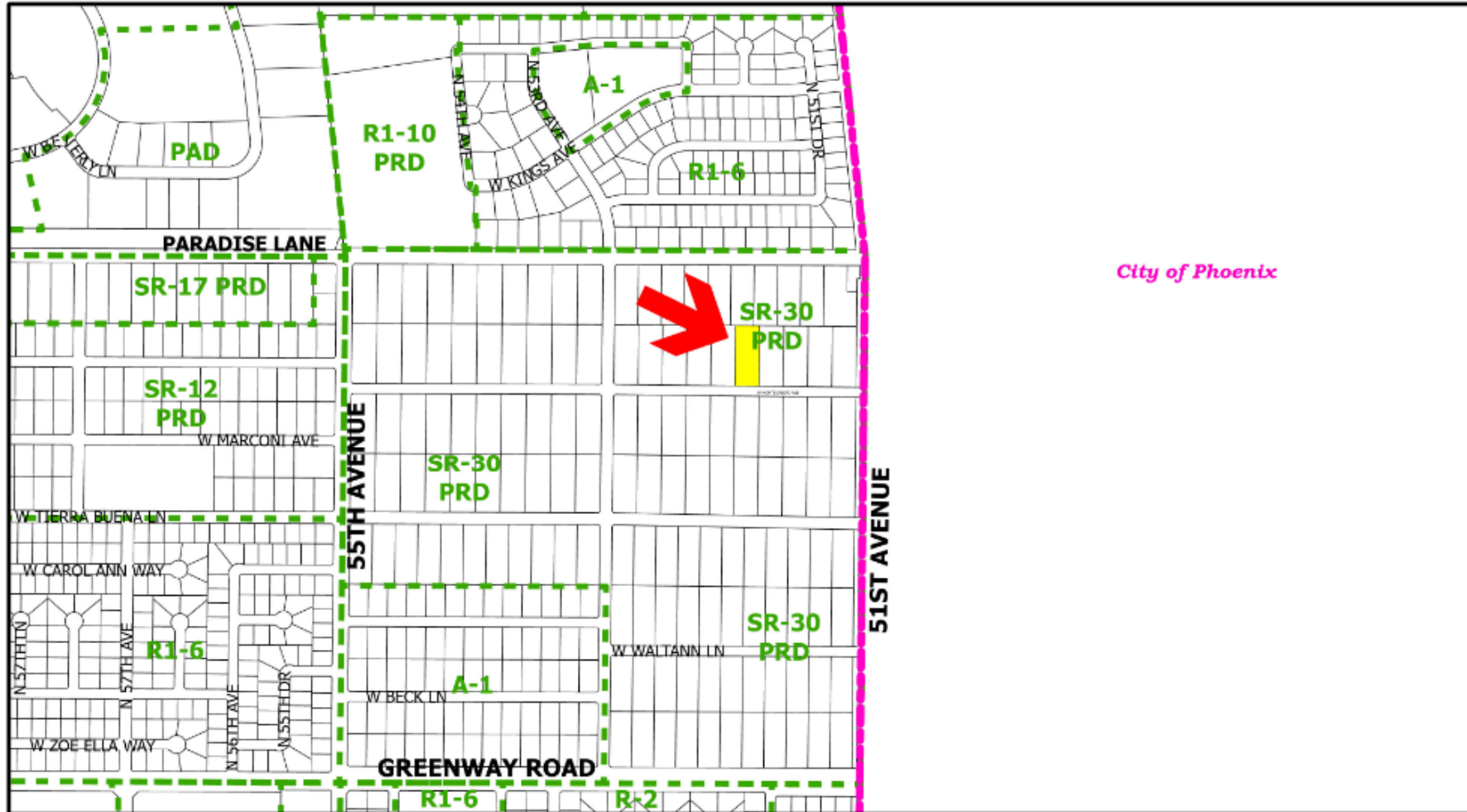
Owner: Viorel Bec

Vicinity Map

Northwest of
the intersection
of 51st Avenue
and Greenway
Road



Zoning Map



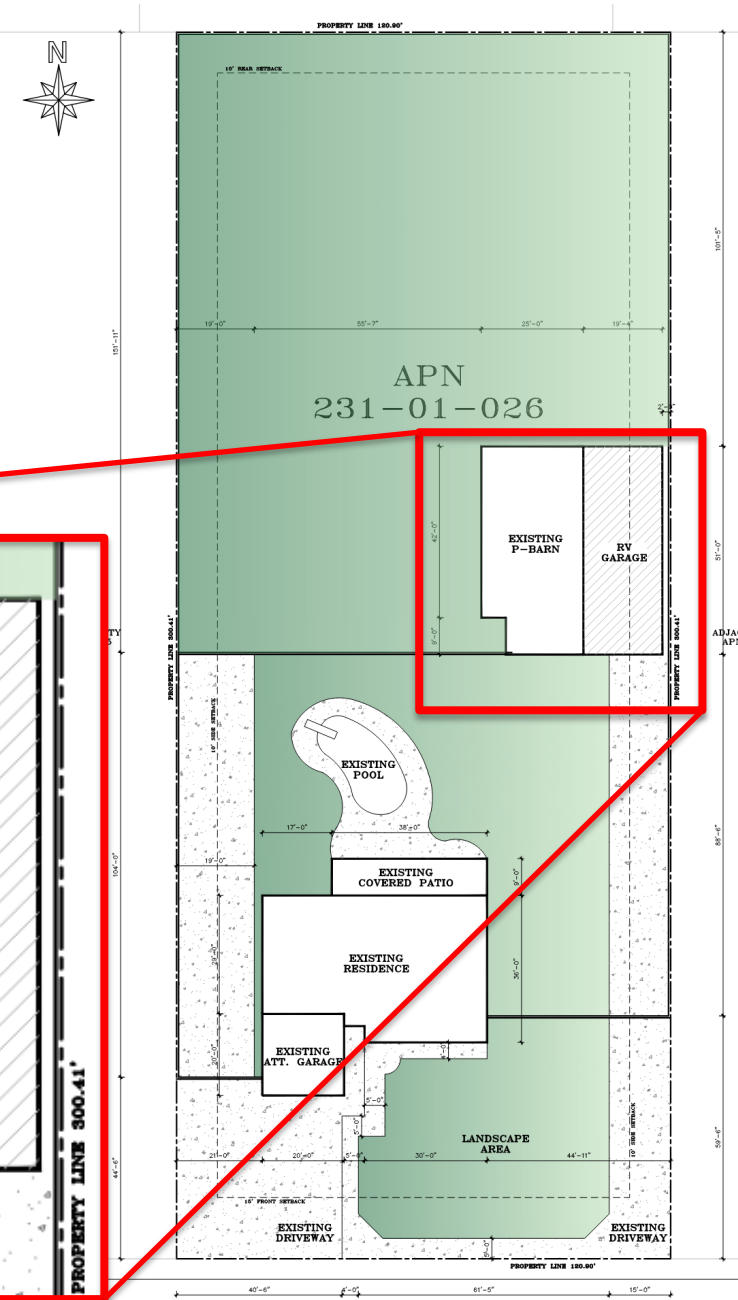
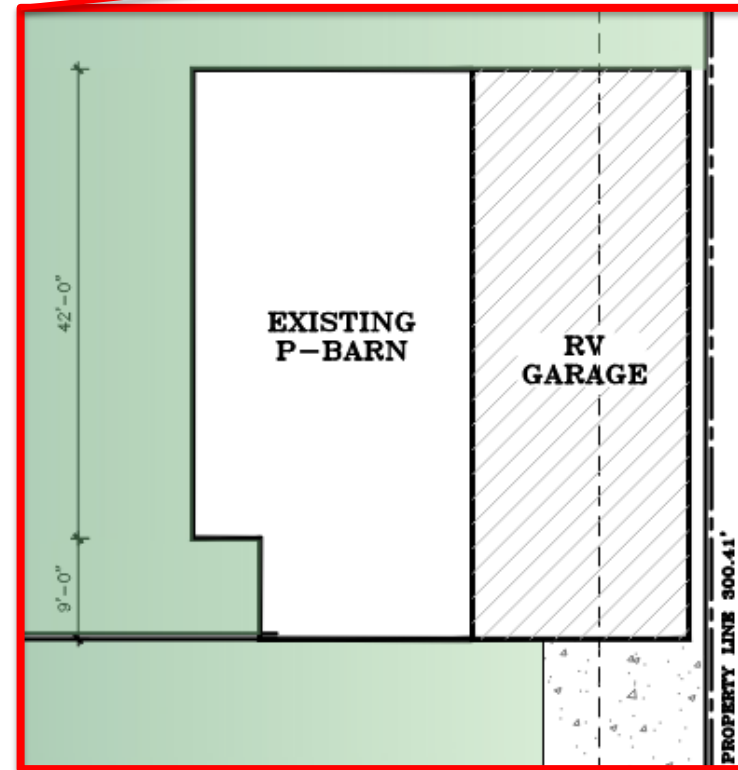
Aerial Map





Project Details / Site Plan

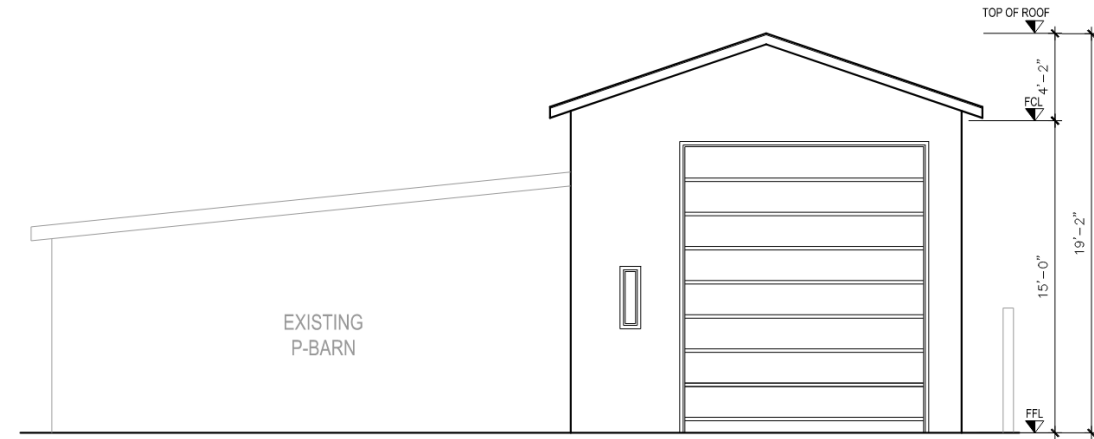
- Lot size: 36,058 sf (0.83 ac)
- Area under roof: 4,760 sf
- Lot coverage: 13%
- Setbacks required
 - 27' side
 - 27' rear
- Setbacks provided
 - 2' side
 - 101.42' rear



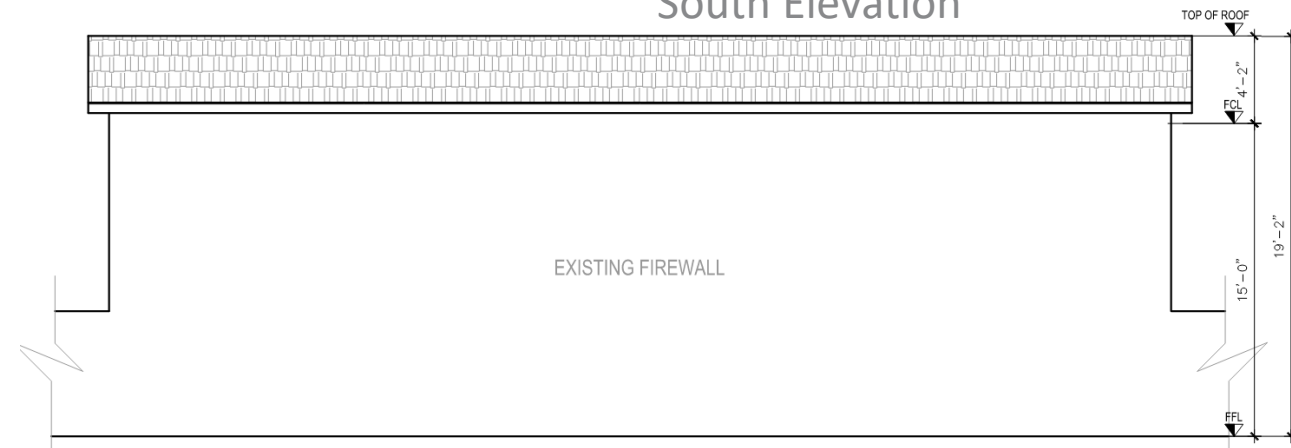


Project Details / Elevation

- Height allowed: 16'
- Height constructed: 19'-2"
- Garage doors (2)
 - north
 - south
- Pedestrian doors (2)
 - west only



South Elevation



East Elevation



Public Involvement

- Notification Letters: August 7, 2024
 - No neighborhood meeting
- Reminder Postcards: November 18, 2024
- Notice of Public Hearing: November 20, 2024
- Site Posting: November 20, 2024



Findings & Analysis

- Conditions not self-imposed:
 - Existing pole-barn roof slopes down from east to west
- Standard deprives appellant common rights:
 - Sunburst Farms PRD allows accessory buildings behind fence
- Interfere/alter legal use of adjacent properties:
 - Original structure existing 1996-2022



Recommendation

If the Board decides to grant the variance, no stipulations are recommended.



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