



# Wilson RV Garage and Casita VAR24-08

Board of Adjustment Hearing – February 13, 2025

Sydney Tirella  
Planner





# Request

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Variance approval to increase the maximum accessory structure height from sixteen (16) feet to twenty (20) feet-ten (10) inches in the RR-45 (Rural Residence) zoning district for a recreational vehicle garage and accessory dwelling unit.

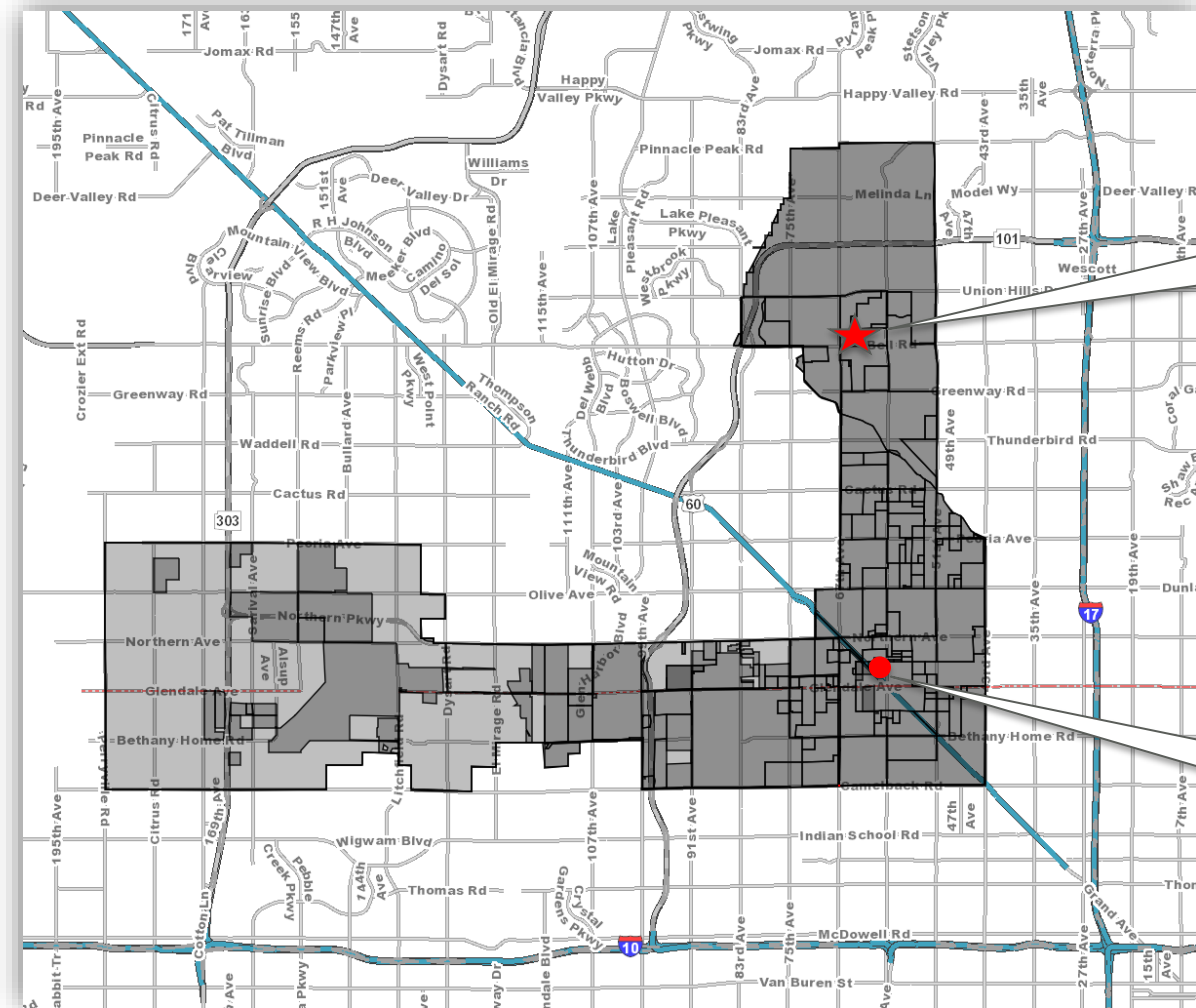
## **Applicant / Owner:**

Mark Lewis, Insight Design / Brian and Aliya Wilson



# Vicinity Map

Northeast corner of  
67<sup>th</sup> Avenue  
and Bell  
Road

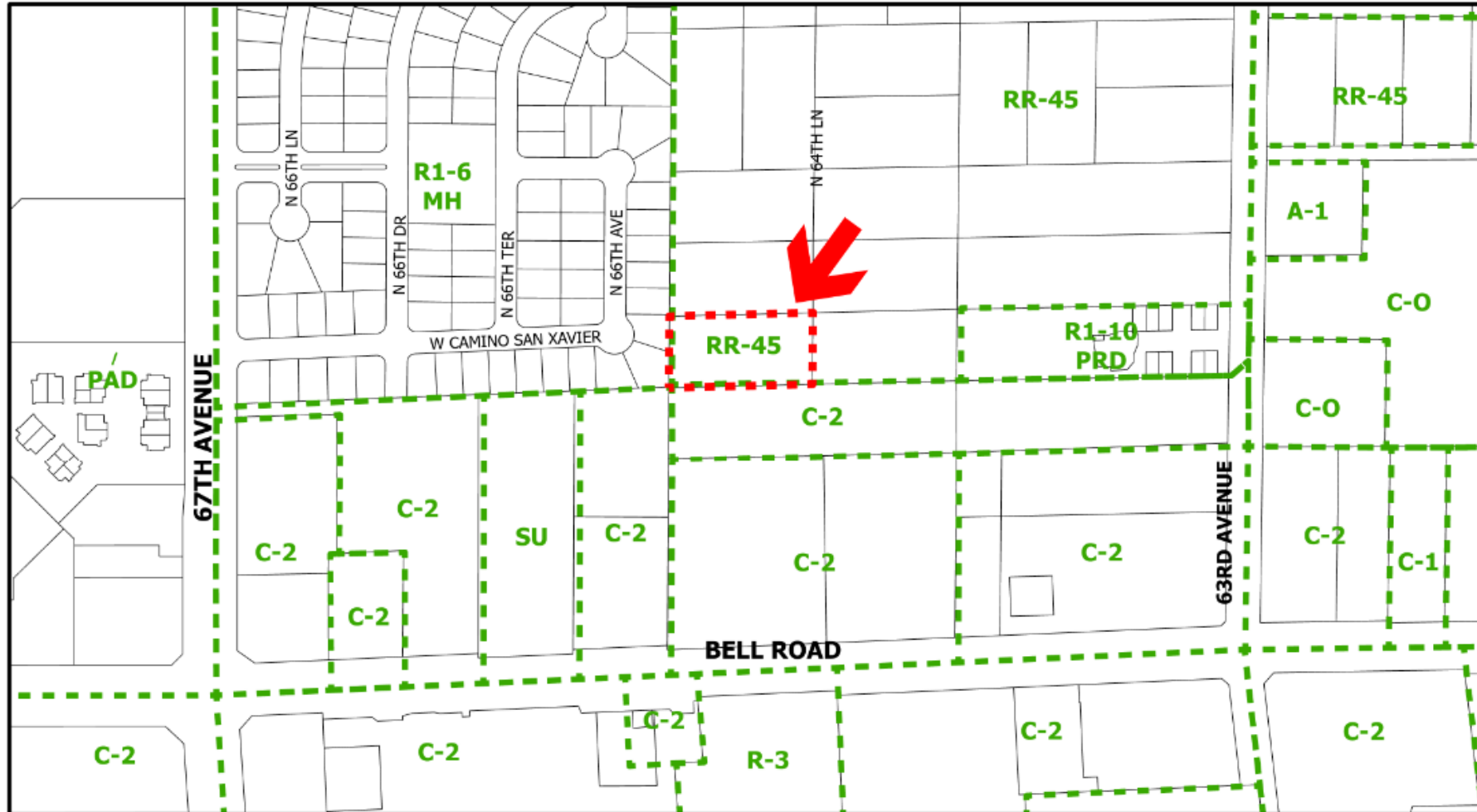


SUBJECT  
PROPERTY

CITY  
HALL



# Zoning Map



# Aerial Map





# Project Details

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- Structure includes:
  - RV Garage,
  - Accessory Dwelling Unit, and
  - Covered Carport/Patio
- Architecturally consistent with existing residence
- Height and setbacks aligned with the Unified Development Code



# Public Involvement

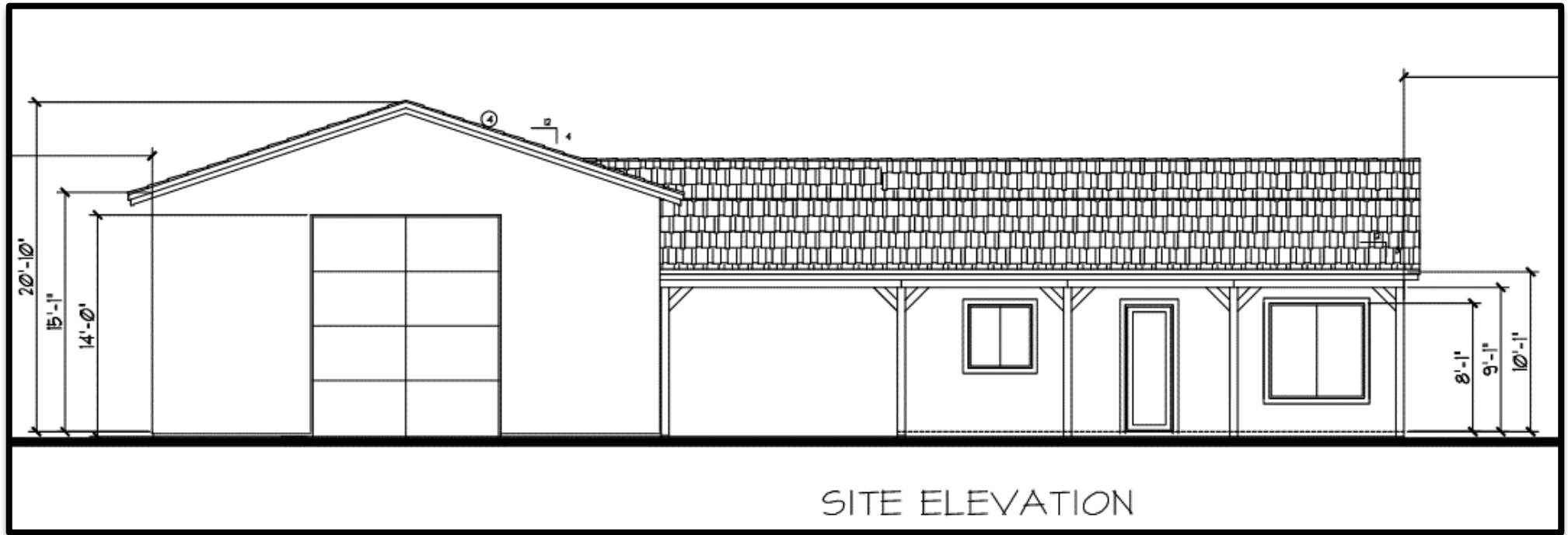
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- Notification Letters: August 9, 2024
- Postcards: January 17, 2025
- Notice of Public Hearing: January 22, 2025
- Site Posting: January 24, 2025





# Conceptual Elevations





## Findings & Analysis

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- There are special circumstances or conditions applicable to the property including the size, shape, topography, location, or surroundings which were not self-imposed by the owner;
- Due to special circumstances, the strict application of the Zoning Ordinance would deprive the property of privileges enjoyed by other properties in the same classification in same zoning district;



# Findings & Analysis

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



# Recommendation

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

1. Development shall be in conformance with applicable site, floor, and elevation plans, date stamped December 3, 2024.



## Recommendation Continued

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2. The Accessory Dwelling Unit within the proposed accessory building shall not be expanded. Should a new Accessory Dwelling Unit be constructed on the property, it shall be in accordance with Unified Development Code Section 35.3.204.A “Accessory Dwelling Unit”.



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