

Case #: SR24-0636

Project Name: Walls' Residence Detached Workshop/RV Garage

Project Address: 8011 W Krall St

9/12/24 Project Narrative

The Applicant requests a Variance to reduce the side and rear setbacks for a detached workshop/RV garage from twenty-nine (29) feet to five (5) feet and increase the maximum height from sixteen (16) feet to twenty (20) feet.


The property totals 11,016 square feet, and the current roofed area is 2,904 square feet creating a lot coverage of 26%. This R1-8 zoned property has a maximum lot coverage of 40%.

There are special circumstances and conditions applicable to the property including both its size and shape which prevent the application of the zoning standard. The size of the lot, the size of the house and the placement of the house on the lot presents an issue with the zoning requirements that are not the fault of the homeowner. The vast majority of the usable space on this lot exists in the backyard. The zoning restrictions establish a 20-foot building setback toward the rear of the lot which prevents the homeowner from being able to utilize space in the only portion of his lot where it exists to be developed.

Additionally, the shape of the lot presents issues with the universal application of the zoning standard. The shape dictates that the only routes of access to the rear of the property rest along the sides of the property. Along the back of the property inside the 20-foot building setback is where the space exists to further develop and add value to the property and ultimately the neighborhood. Therefore, the universal application of the zoning standards presents undue burden to the homeowner's ability to utilize his property.

Property owners with existing single-family residences on parcels zoned in R1-8 enjoy the ability to develop RV type enclosures on their property. The 29-foot accessory building setback requirement removes the ability of this homeowner to be able to develop his property in congruence with the same rights and privileges enjoyed by others in his neighborhood and his zoning district. Also, an RV garage door is a minimum 14-foot height. Therefore, the additional clearance required in order to accommodate an automatic garage door opener exceeds the 16-foot limit. The Applicant requests a 20-foot allowance to also install an air conditioner in the space between door and roof.

Finally, the property owner's proposal to build a new RV garage does not appear to create potentially detrimental impacts to the subject property or other properties in the vicinity but rather would appear to add value. The requested setback relief is reasonable and arguably the minimum required to build a functional RV structure that is consistent with others found in this same zoning district.

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