



Walls' Residence RV Garage VAR24-20

Board of Adjustment Hearing – March 13, 2025

Amy Schwenner
Planner





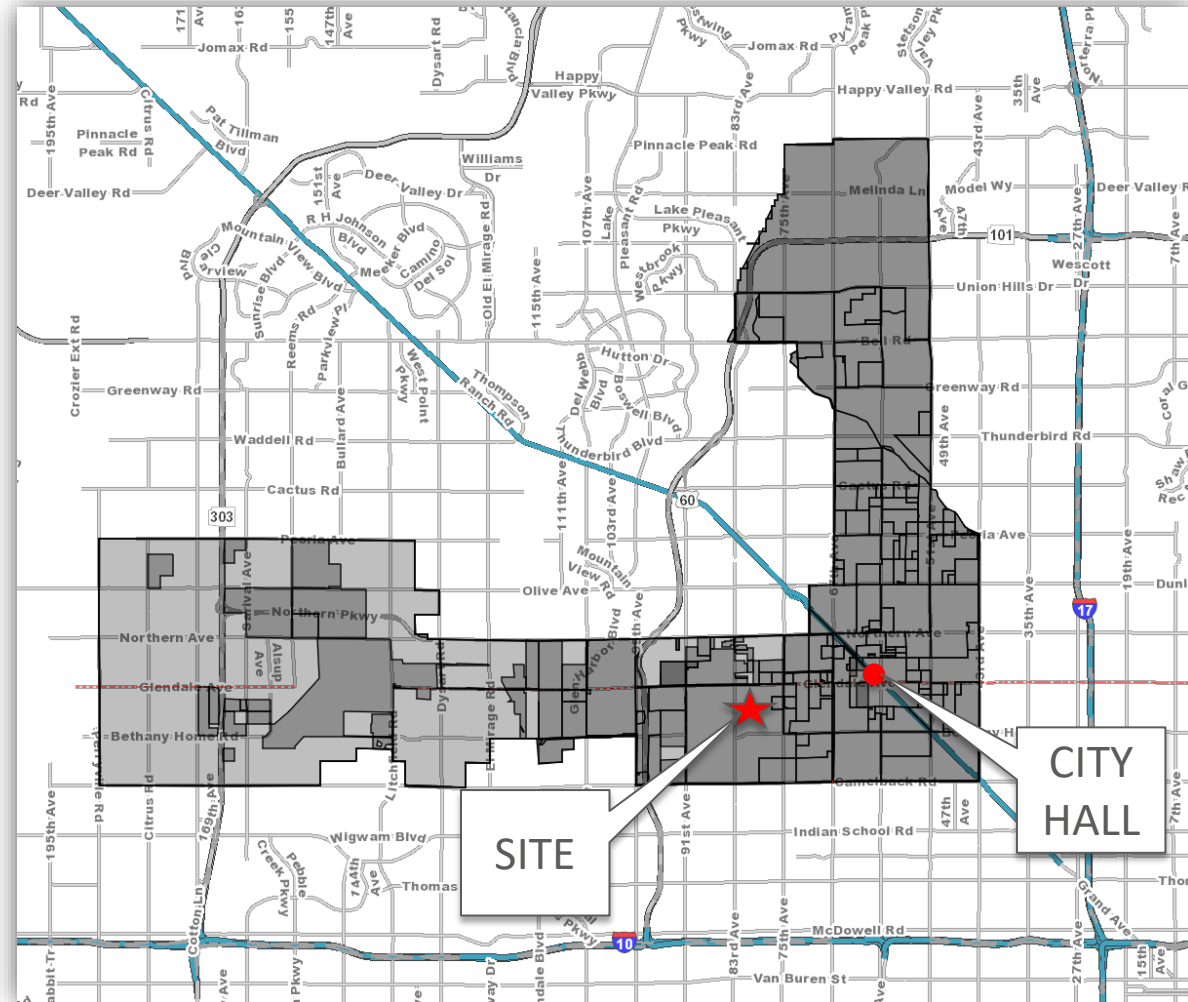
Request

Variance approval to increase the detached accessory structure height to twenty feet (20') and reduce the side and rear accessory setbacks from twenty-nine feet (29') to five feet (5') in the R1-8 PRD (Single Residence, Planned Residential Development) zoning district for a detached RV garage.

Applicant/Owner : Danny Walls

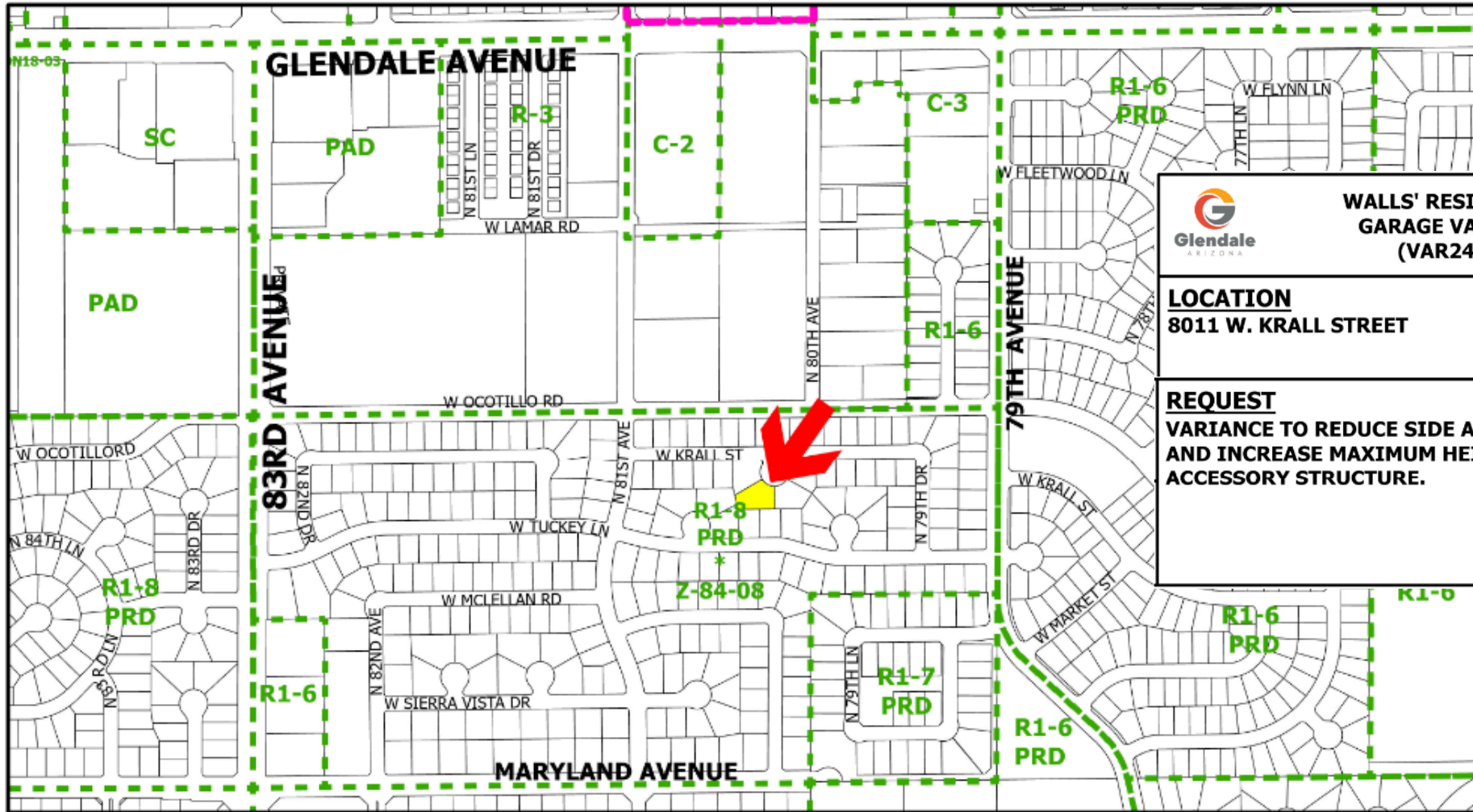
Vicinity Map



Southeast of
the intersection
of 83rd Avenue
and Glendale
Avenue





Zoning Map



| | | |
|--|---|---|
|  | WALLS' RESIDENCE RV GARAGE VARIANCE (VAR24-20) |  |
| LOCATION 8011 W. KRALL STREET | | |
| REQUEST VARIANCE TO REDUCE SIDE AND REAR SETBACKS AND INCREASE MAXIMUM HEIGHT OF DETACHED ACCESSORY STRUCTURE. | | |

Aerial Map



**WALLS' RESIDENCE RV GARAGE
VARIANCE
(VAR24-20)**





Project Details

| SUBJECT | CURRENT | PROPOSED |
|--------------------------------|---------------|---------------|
| LOT AREA | 11,016 SF | 11,016 SF |
| COVERED AREA | 2,904 SF | 3,070 SF |
| LOT COVERAGE (MAX 40%) | 26% | 28% |
| DETACHED ACSY STBK (20' HT) | 29'-0" | 5'-0" |
| RECORDED EASEMENTS | FRONT: 8' PUE | FRONT: 8' PUE |

| Detached Accessory Structure Setbacks $[(HT - 7) \times 2] + 3 = \text{STBK}$ | |
|---|----------------------------------|
| Structure Ht (ft) ¹ | Setback Rqd (ft) ² |
| ≤ 7 | 3 |
| 8 | 5 |
| 9 | 7 |
| 10 | 9 |
| 11 | 11 |
| 12 | 13 |
| 13 | 15 |
| 14 | 17 |
| 15 | 19 |
| 16 | 21 |
| 17 | 23 |
| 18 | 25 |
| 19 | 27 |
| 20 | 29 |

¹Maximum structure height is 16' in R-1, RR, and SR districts; 20' in A-1.
²The setback shall be the more restrictive of recorded easements or the table above.



Project Details (continued)



1. Blue Dashed Lines are existing building setbacks
2. Red Dashed Lines are **current** accessory building setbacks
3. Yellow Dashed Lines are building separation for fire rated materials

Site Plan



1. Blue Dashed Lines are existing building setbacks (west side covered by proposed)
2. Red Dashed Lines are **proposed** accessory building setbacks
3. Yellow Dashed Lines are building separation for fire rated materials
4. Proposed structure in Yellow



Public Involvement

- Notification Letters: January 10, 2025
 - No neighborhood meeting
 - No comments received
- Reminder Postcards: February 14, 2025
- Site Posting: February 19, 2025
- Notice of Public Hearing: February 19, 2025



Findings & Analysis

- Special conditions to property not self-imposed:
 - Pentagonal shape of property on a cul-de-sac
- Standard deprives appellant common rights:
 - Setbacks create non-functional buildable area
- No detrimental effect on area:
 - Behind existing block wall
 - Single structure replacing three existing sheds



Recommendation

If the Board decides to grant the variance, the following stipulations are recommended:

1. Development shall be in conformance with the narrative, date stamped approved September 12, 2024, and the site plan, date stamped approved September 13, 2024.
2. Building materials shall be rated for a fire separation of six feet (6').



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