



Gordon Residence RV Carport VAR24-15

Board of Adjustment Hearing – February 13, 2025

Amy Schwenner
Planner





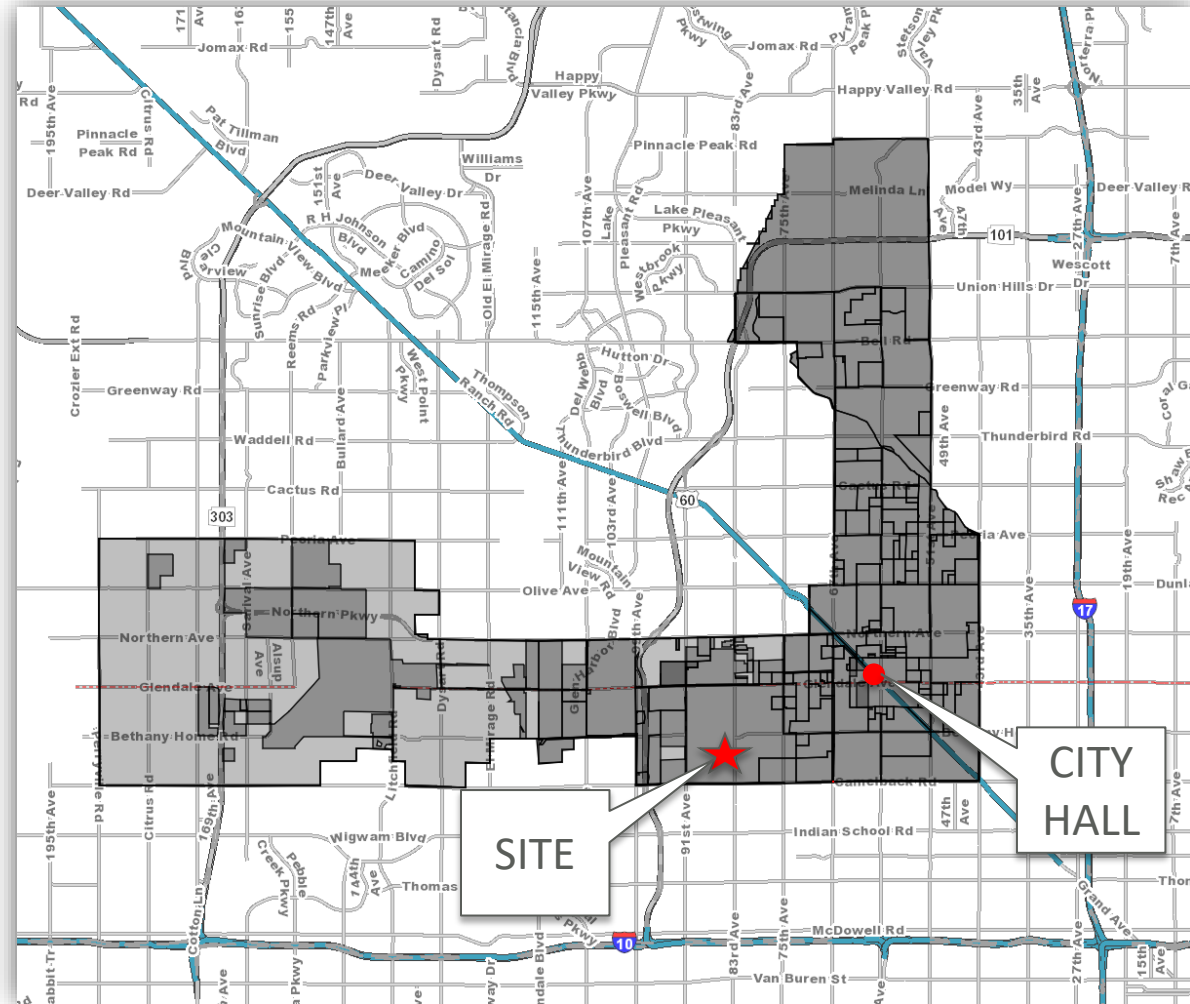
Request

Variance approval to reduce the west side accessory setback from twenty-one feet (21') to four feet (4') and the rear accessory setback from thirty feet (30') to ten feet (10') in the SR-17 (Suburban Residence) zoning district for a detached RV carport.

Applicant/Owner : Gerald Gordon

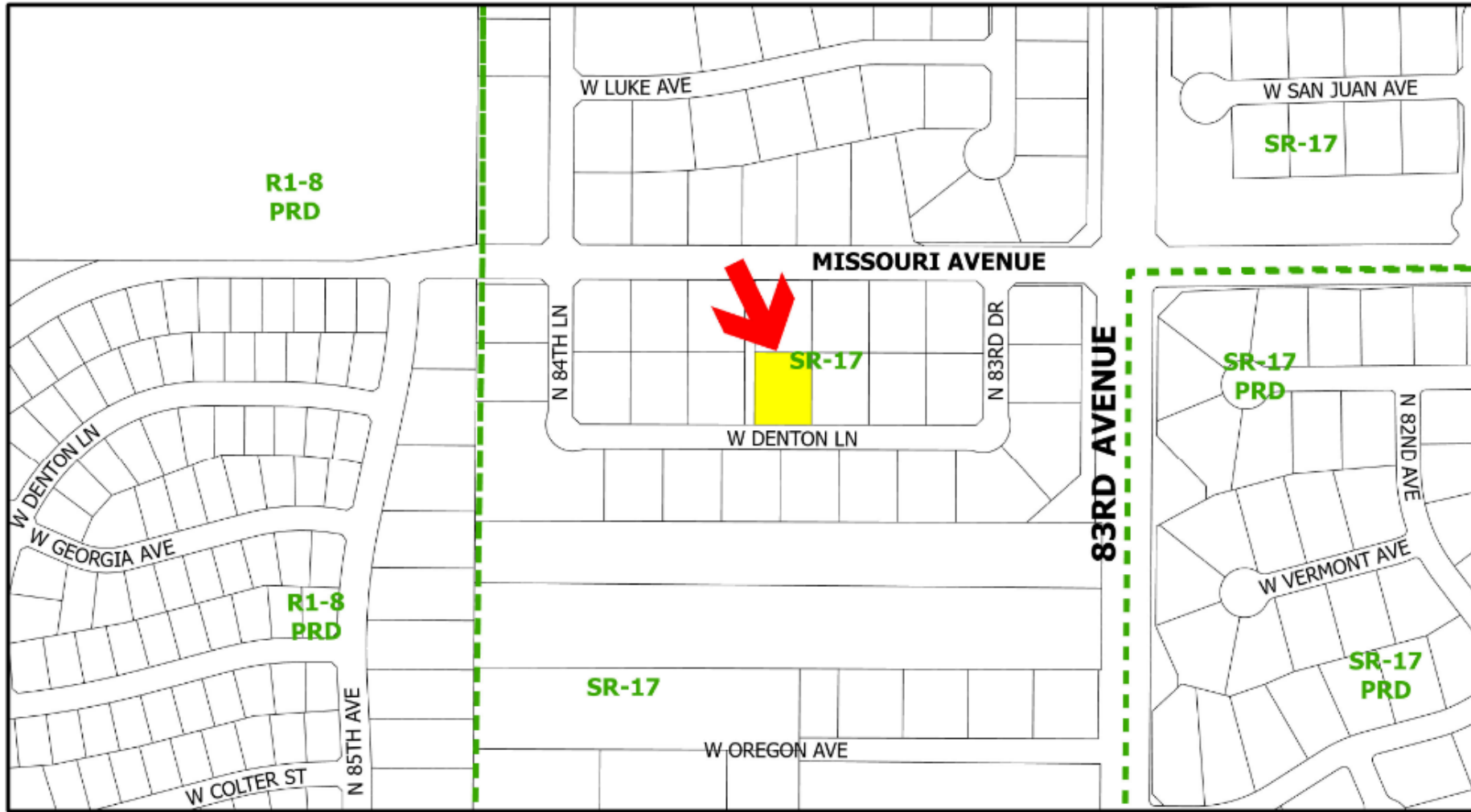
Vicinity Map

Southwest of
the intersection
of 83rd Avenue
and Missouri
Avenue





Zoning Map



Aerial Map





Project Details

SUBJECT	CURRENT	PROPOSED
LOT SIZE	17,052 SF	
LIVABLE SPACE	3,077 SF	3,077 SF
AREA UNDER ROOF	4,475 SF	4,895 SF
LOT COVERAGE (MAX 30%)	26%	29%
SIDE ACCSY STBK (21' REQUIRED)	-	4'-0"
REAR ACCSY STBK (30' REQUIRED)	-	10'-0"

Detached Accessory
Setback Table
 $[(HT-7) \times 2] + 3 = STBK$

Structure Height	Setback Required
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

*Setback is more restrictive of building setback or table above

**Max height is 16' in R1, RR, SR; Max height is 20' in A1

Site Plan

Standard Building Setbacks (SR-17)

Side: 15'

Rear: 30'

16' Ht Detached Accessory Setbacks

Side: 21' (greater of 21' or building setback)

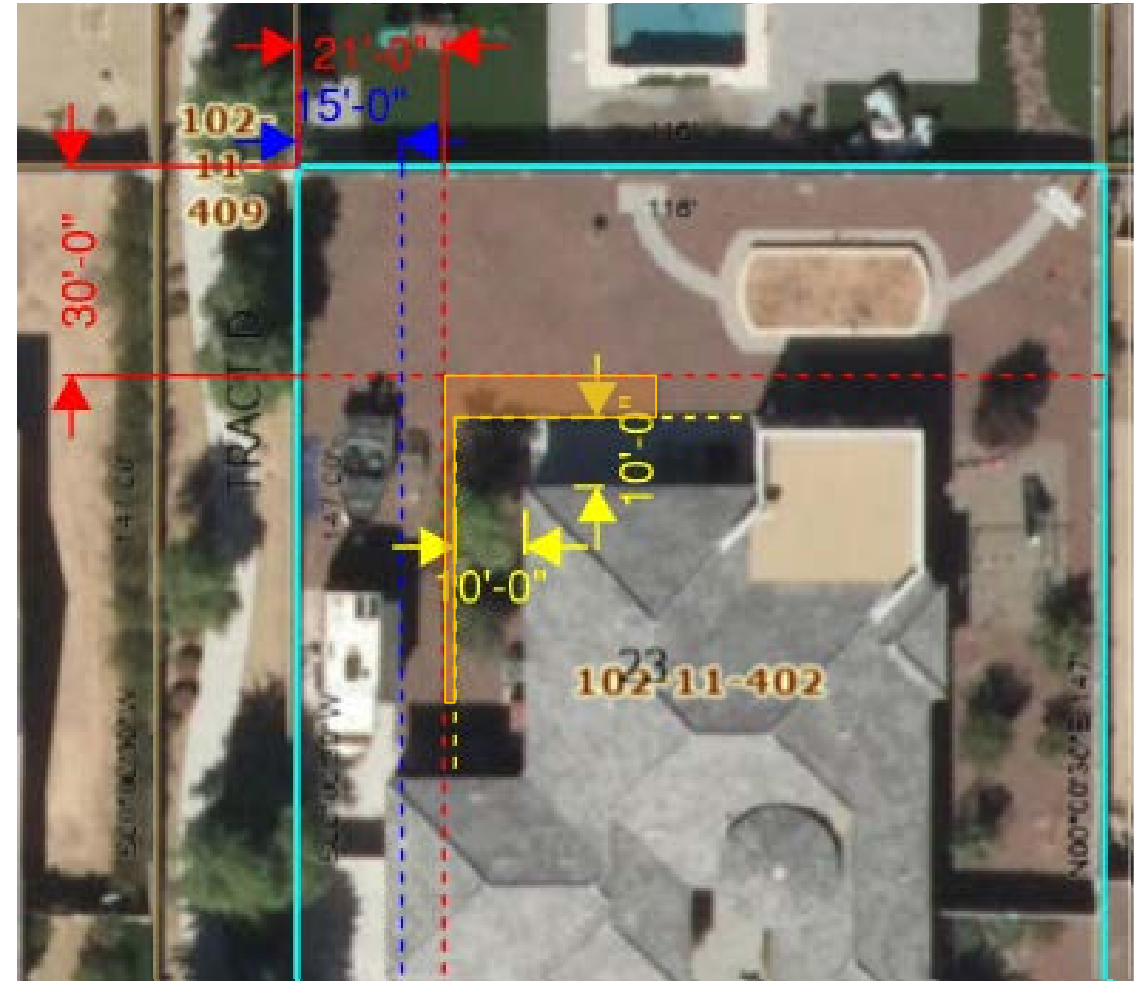
Rear: 30' (greater of 21' or building setback)

Requested Detached Accessory Setbacks

Side: 4'

Rear: 10'

Separation of accessory structure from other structures per 2018 fire code: 10' min



Site Plan

Standard Building Setbacks (SR-17)

Side: 15'

Rear: 30'

16' Ht Detached Accessory Setbacks

Side: 21' (greater of 21' or building setback)

Rear: 30' (greater of 21' or building setback)

Requested Detached Accessory Setbacks

Side: 4'

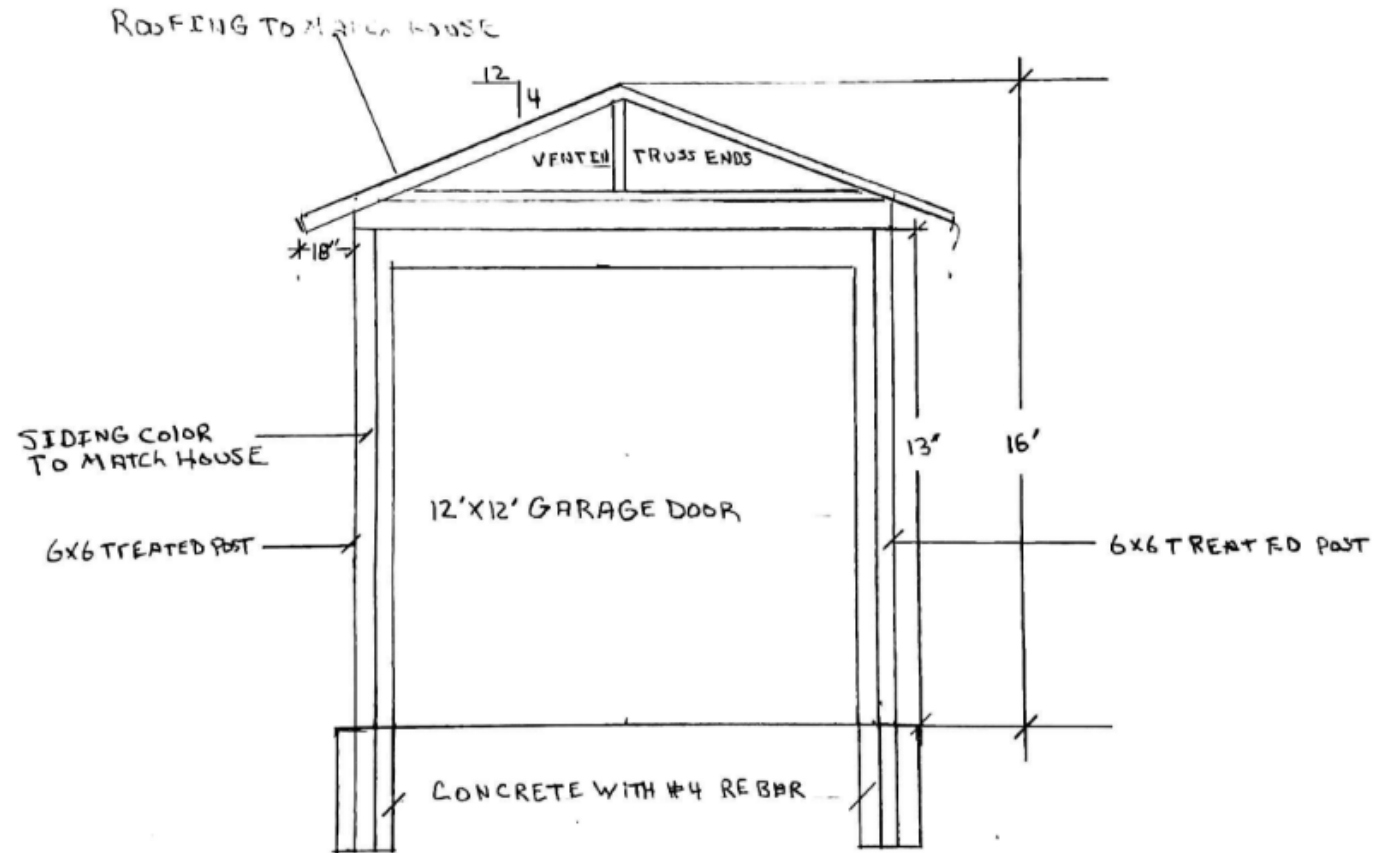
Rear: 10'

Separation of accessory structure from other structures per 2018 fire code: 10' min





Elevation





Public Involvement

- Notification Letters: December 11, 2024
 - No neighborhood meeting
 - 2 favorable responses
- Reminder Postcards: February 14, 2025
- Site Posting: February 21, 2025
- Notice of Public Hearing: February 19, 2025



Findings & Analysis

- Conditions to property not self-imposed:
 - Location of home within building setbacks
- Standard deprives appellant common rights:
 - SR-17 allows detached structures and RVs
 - Setbacks and fire separation combine to create non-functional space
- Detrimental effect on area:
 - Behind existing RV gate
 - Adjacent to landscape/trail tract
 - Rear neighbor requested solid wall



Recommendation

If the Board decides to grant the variance, the following stipulation is recommended.

Development shall be in conformance with applicable narrative, site plan and elevation date stamped December 6, 2024.



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