



Cebreros Sanchez Attached and Detached Garages VAR24-18

Board of Adjustment Hearing – May 8, 2025

Amy Schwenner
Planner





Request

Request #1: Variance approval to increase the height from fifteen feet (15') to eighteen feet (18') and reduce the south accessory setback from fifteen feet (15') to six feet (6') for a detached structure.

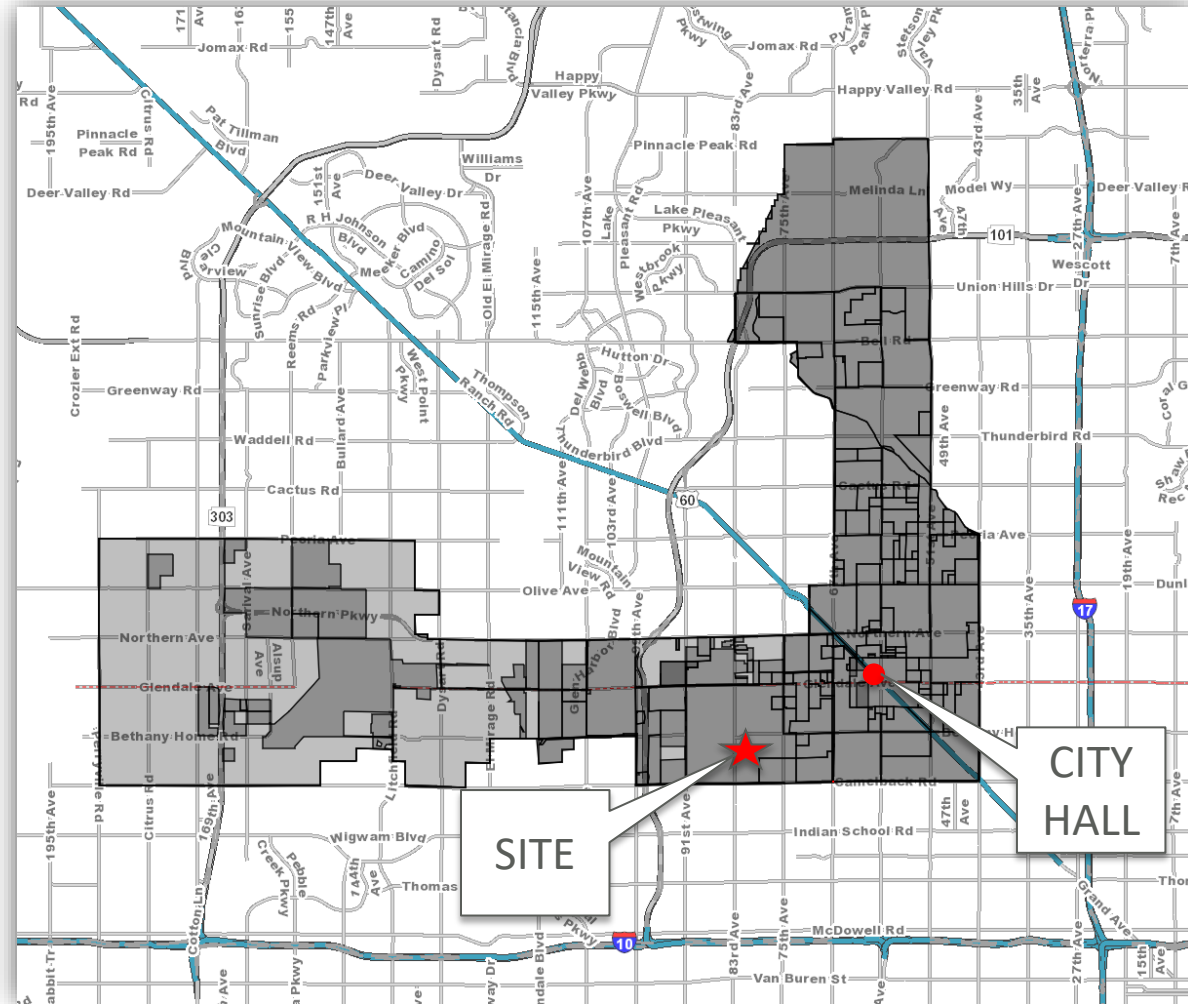
Request #2: Variance approval to reduce the west building setback from twenty-five feet (25') to ten feet (10') for an attached RV garage.

Applicant: Sam Fattohy

Owner: Jesus Cebrreros Sanchez

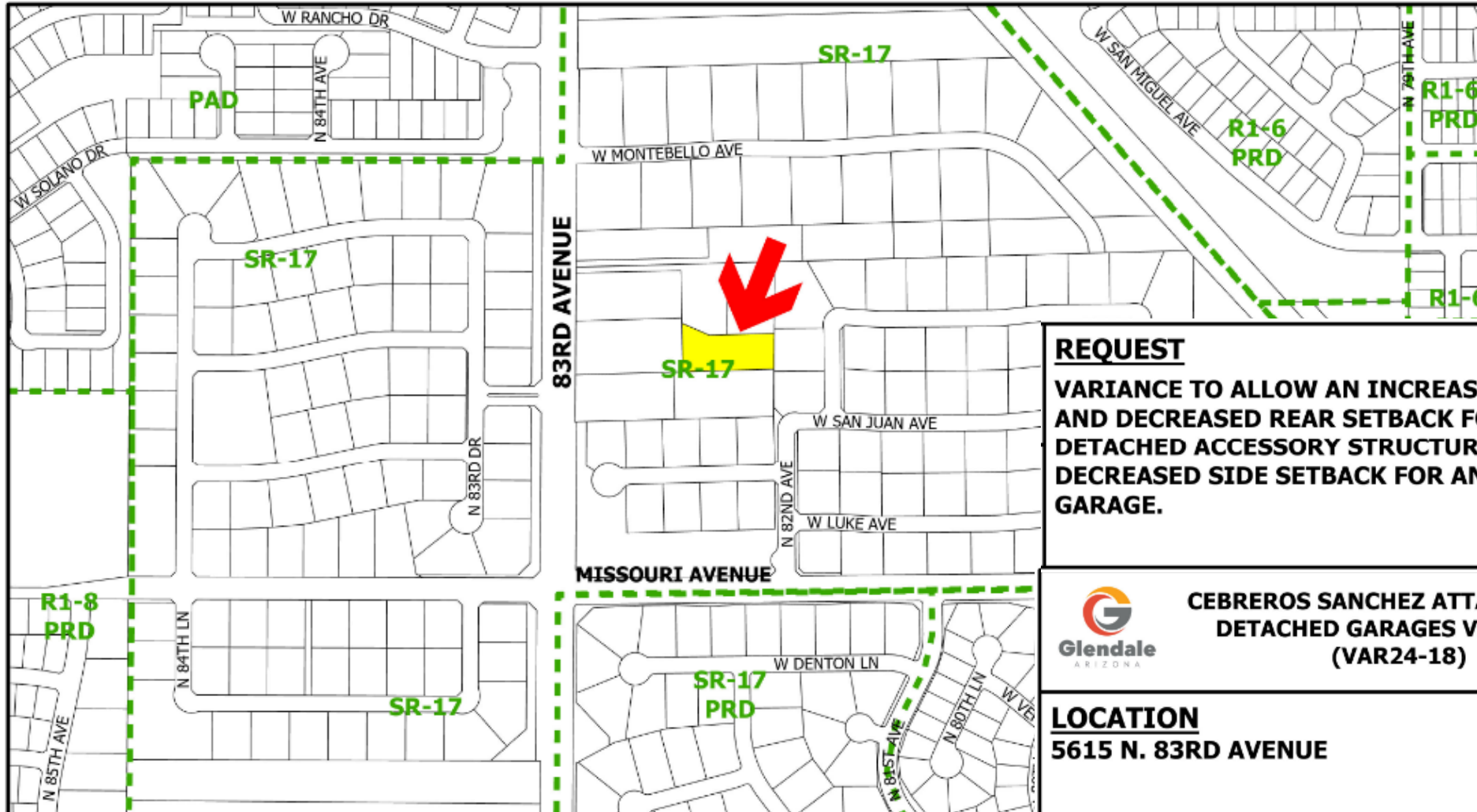
Vicinity Map

Northeast of
the intersection
of 83rd Avenue
and Missouri
Avenues





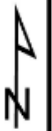
Zoning Map



REQUEST
VARIANCE TO ALLOW AN INCREASED HEIGHT AND DECREASED REAR SETBACK FOR A DETACHED ACCESSORY STRUCTURE AND A DECREASED SIDE SETBACK FOR AN ATTACHED RV GARAGE.

 **CEBREROS SANCHEZ ATTACHED AND DETACHED GARAGES VARIANCE (VAR24-18)**

LOCATION
5615 N. 83RD AVENUE





Aerial Map



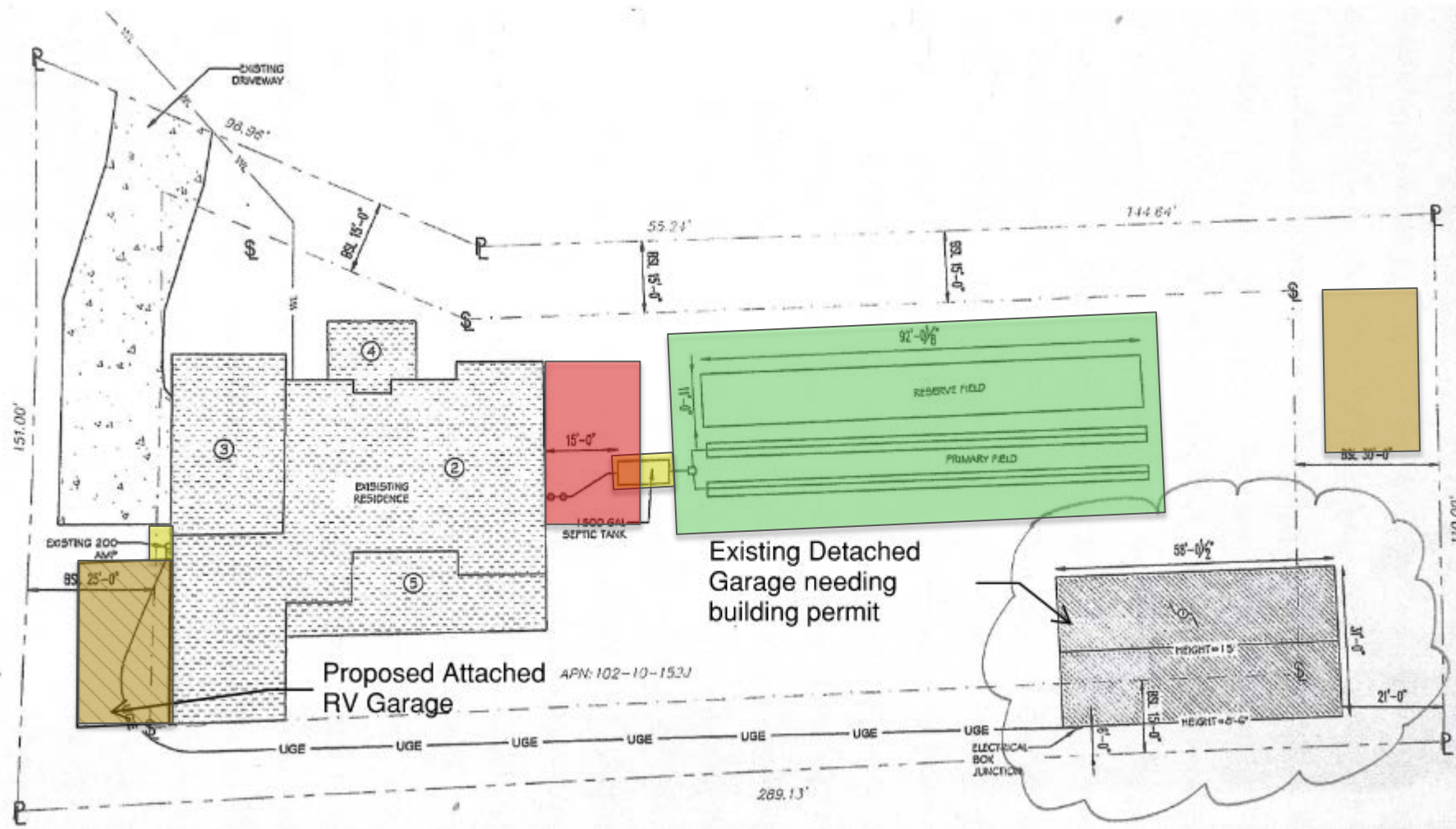


Project Details

SUBJECT	CURRENT	PROPOSED
LOT AREA	33,615 SF	N/A
COVERED AREA	4,700 SF	5,290 SF
LOT COVER (MAX 30%)	14%	16%
DETACHED ACSY STBK	15'-0"	6'-0"
DETACHED ACSY HT	15'-0"	18'-0"
ATTACHED BLDG STBK	25'-0"	10'-0"



Site Plan





Public Involvement

- Notification Letter: October 28, 2024
- Notification Supplement: February 27, 2025
- Reminder Postcards: April 11, 2025
- Site Posting: April 12, 2025
- Notice of Public Hearing: April 16, 2025



Findings & Analysis

- Special conditions to property not self-imposed:
 - Request #1: East-west orientation of leach field
 - Request #2: leach field combined with building layout
- Standard deprives appellant common rights:
 - Request #1: setbacks place structure over leach field
 - Request #2: only available location infringes upon existing setback



Findings & Analysis

- No detrimental effect on area:
 - Request #1: Southern neighbor did not provide comments; no other properties effected
 - Request #2: Western neighbor did not provide comments; no other properties effected; meets fire code



Recommendation

If the Board decides to grant the variance in full or in part, the following stipulation(s) are recommended:

Request #1: Development shall be in substantial conformance with the site plan, date stamped approved April 7, 2025.

Request #2: Development shall be in substantial conformance with the site plan, date stamped approved April 7, 2025.



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