



# Peterson Residence Detached Structures VAR25-03

Board of Adjustment Hearing – June 12, 2025

Amy Schwenner  
Planner





## Request

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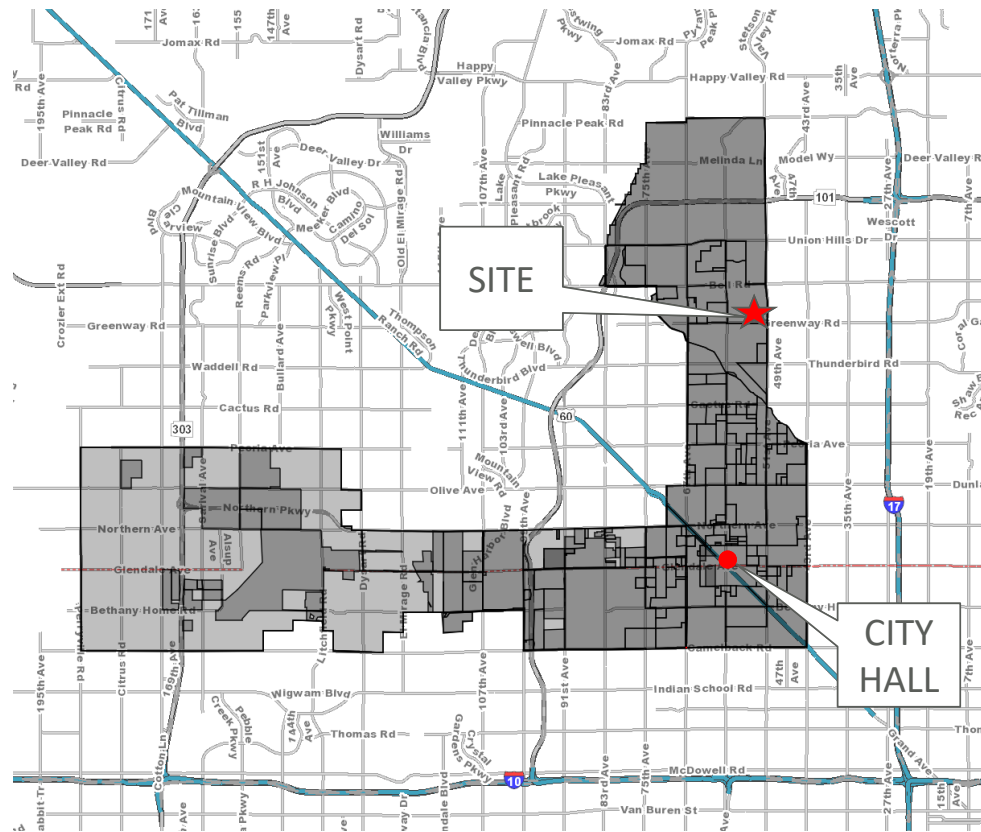
Variance approval to increase the maximum height to eighteen feet (18') from sixteen feet (16') and to reduce the side setback from ten feet (10') to seven feet (7') in the SR-30 PRD zoning district for a residential detached structure.

Applicant: Elizabeth Peterson

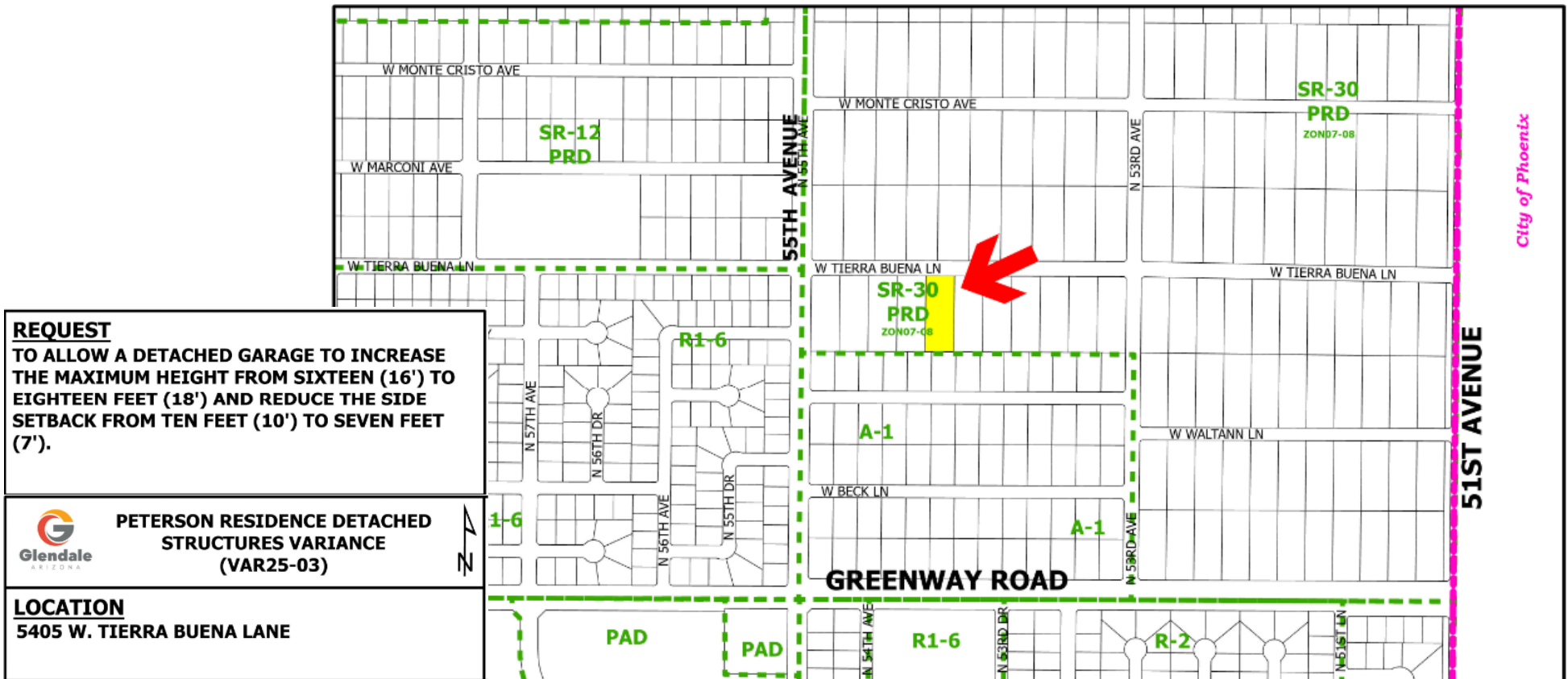
Owner: Douglas Peterson

# Vicinity Map

Northwest of  
the intersection  
of 51st Avenue  
and Greenway  
Road



# Zoning Map

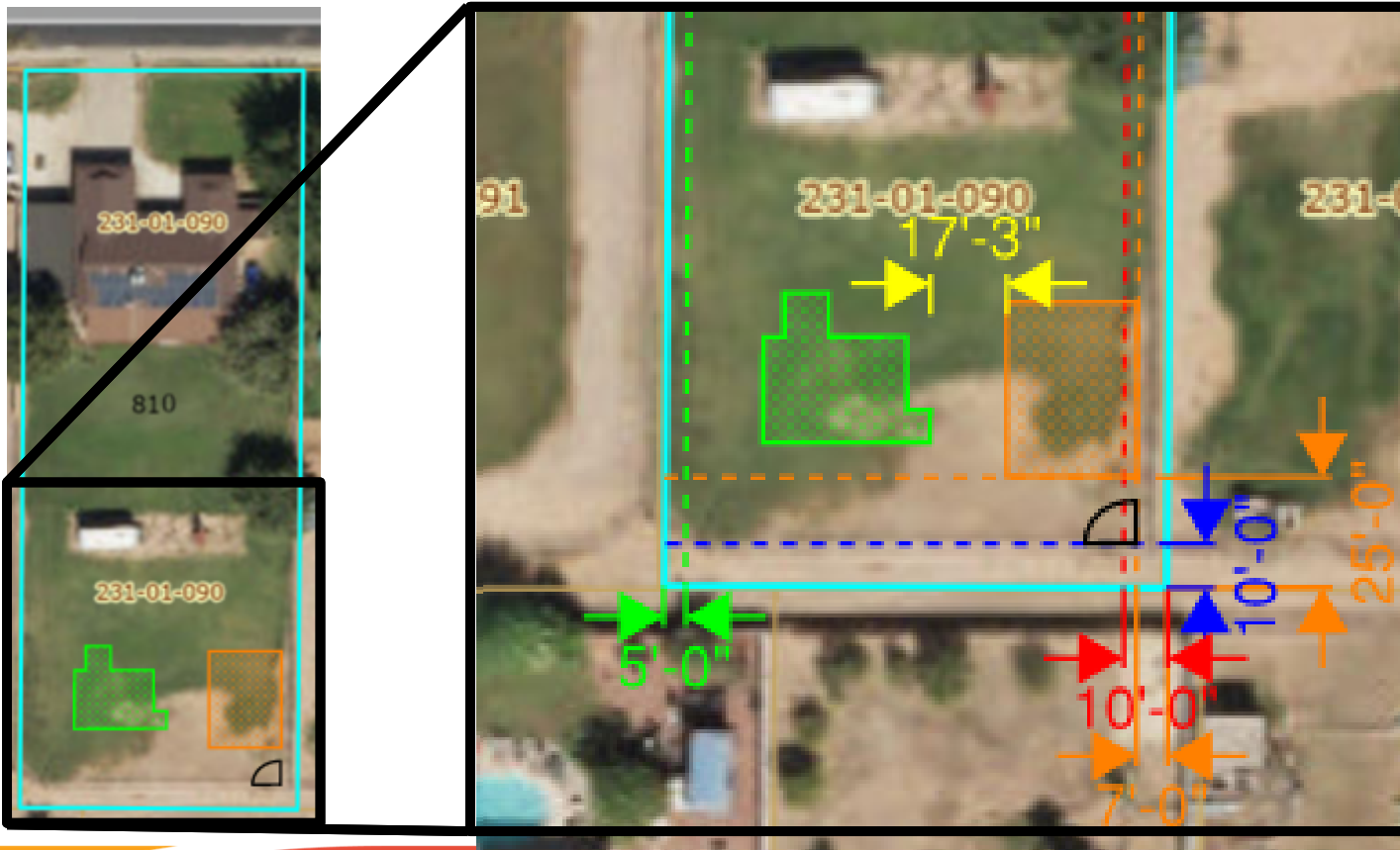




# Aerial Map



# Site Plan



ADU in green

- Meets all requirements

RV Garage in orange

- Meets rear detached accessory setback



# Project Details

SUBJECT	CURRENT	PROPOSED
LOT AREA	33,432 SF	N/A
LOT COVER (MAX 30%)	4,345 SF (13%)	6,601 SF (20%)
DETACHED ACSY HT	16'-0" MAX	18'-0"
WEST (SIDE) STBK	10'	10'
SOUTH (REAR) STBK FOR 18' HT	25'	25'
EAST (SIDE) STBK	10'	7'



# Public Involvement

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- Notification Letter: April 9, 2025
- Reminder Postcards: May 16, 2025
- Site Posting: May 19, 2025
- Notice of Public Hearing: May 21, 2025
  
- East side neighbor has no opposition



## Findings & Analysis

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1. There are special circumstances or conditions applicable to the property including its size, shape, topography, location, or surroundings which were not self-imposed by the owner;
  - Yes: Existing RV gate located seven feet from the property line



## Findings & Analysis

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2. Due to the 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;
  - No: able to place structures within parameters set by UDC



## Findings & Analysis

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3. Granting the variance will not have a detrimental effect on the property, adjoining property, the surrounding neighborhood, or the City in general.
  - Yes: Adjacent property approves; no others affected



## Recommendation

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If the Board decides to grant the variance in full or in part, the following stipulation is recommended:

Development shall be in substantial conformance with the site plan, date stamped approved March 17, 2025.



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