



Kramer Residence VAR25-02

Board of Adjustment Hearing – July 10, 2025

Sydney Tirella
Senior Planner





Request

Variance approval to reduce the reduce the front building setback from fifteen feet (15') to ten feet (10') for a livable addition in the R-2 (Mixed Residence) zoning district for a livable addition.

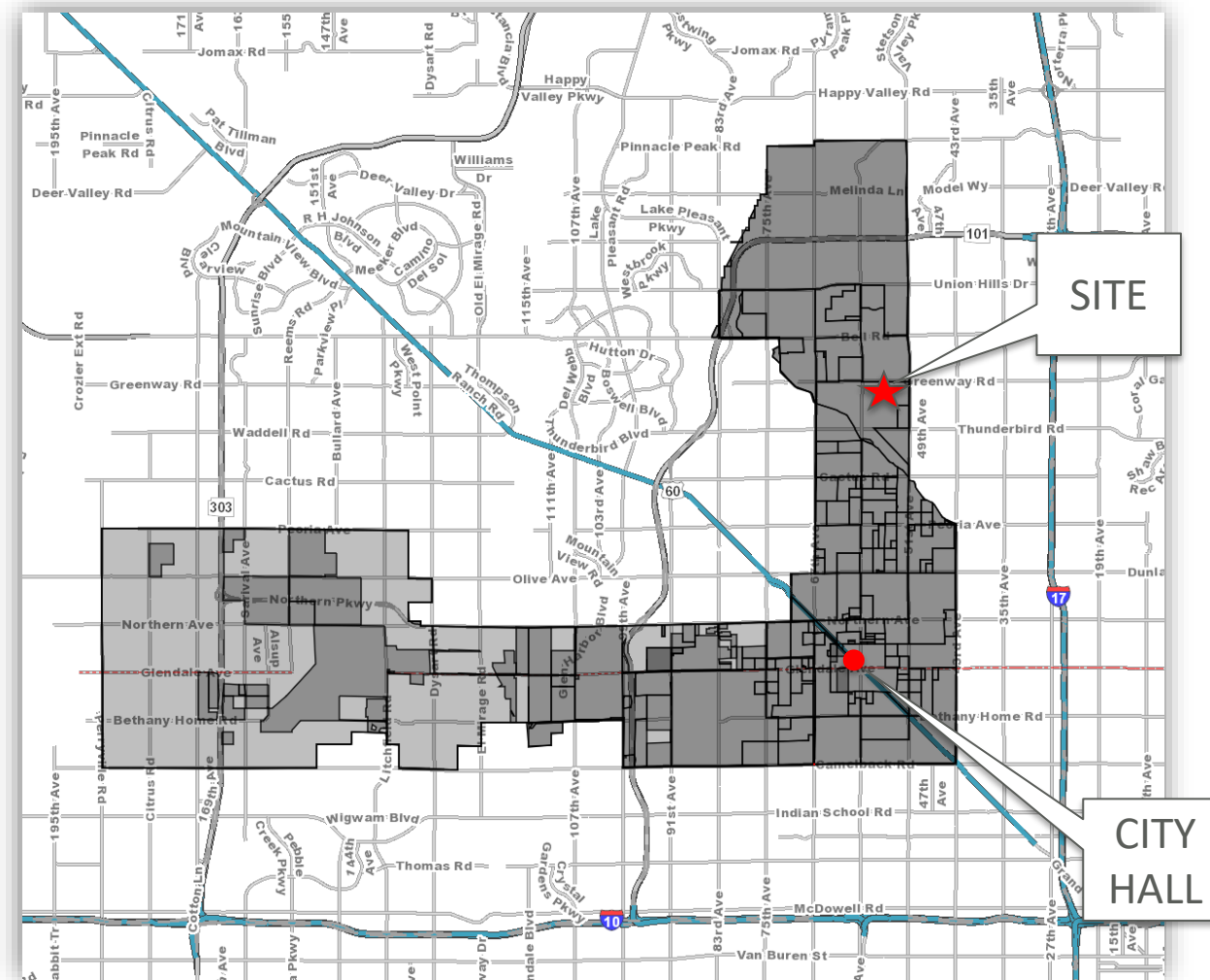
Applicant / Owner:

Donald Kramer



Vicinity Map


Located at the SEC of 55th Avenue and Greenway Road



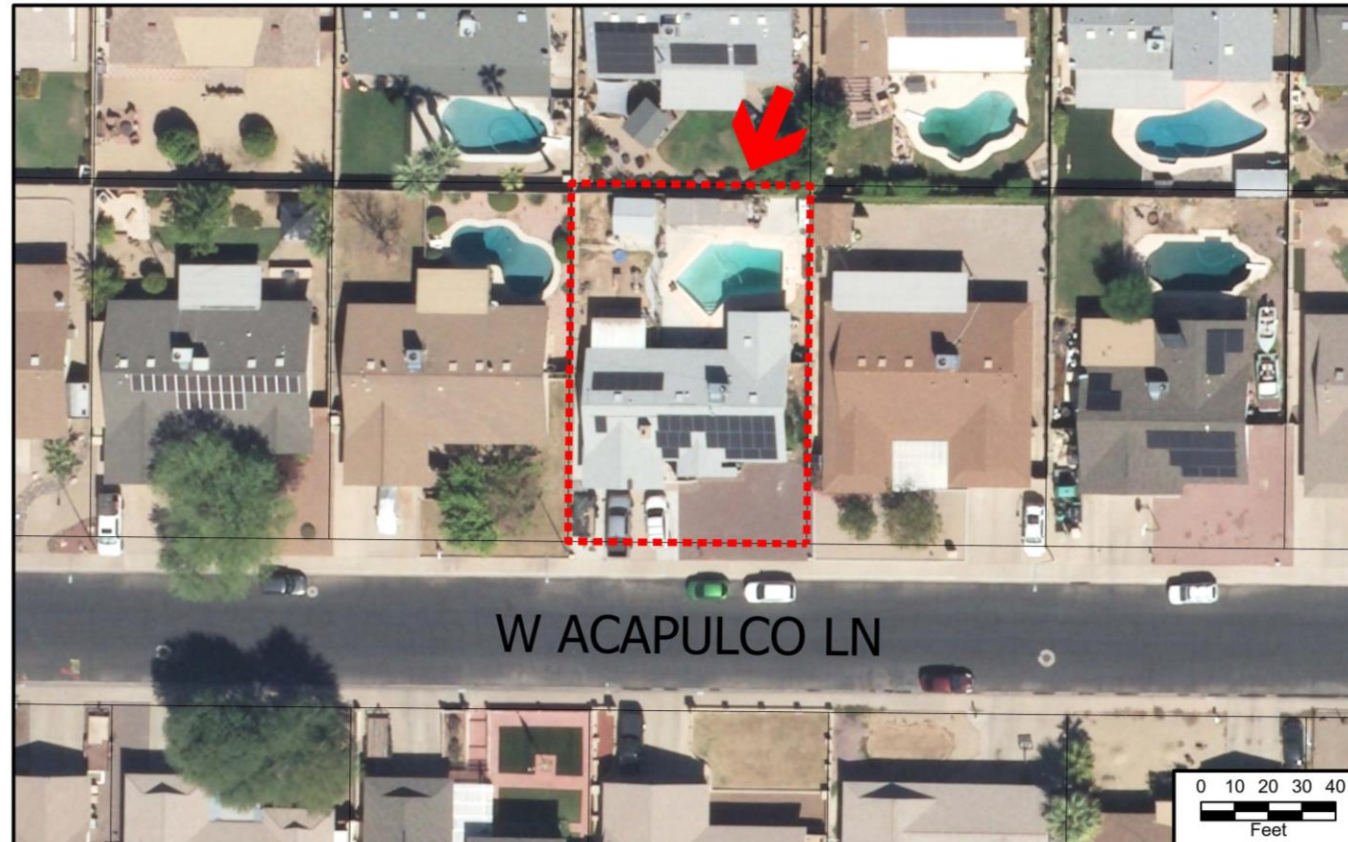


Zoning Map





 <p>KRAMER RESIDENCE VARIANCE (VAR25-02)</p>	<p>REQUEST TO REDUCE THE FRONT BUILDING SETBACK FROM FIFTEEN FEET (15') TO TEN FEET (10') FOR A LIVABLE ADDITION.</p>
<p>LOCATION 5350 W. ACAPULCO LANE</p>	

Aerial Map



Aerial Date: November 2024

 **KRAMER RESIDENCE
VARIANCE
(VAR25-02)** 

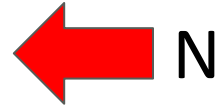
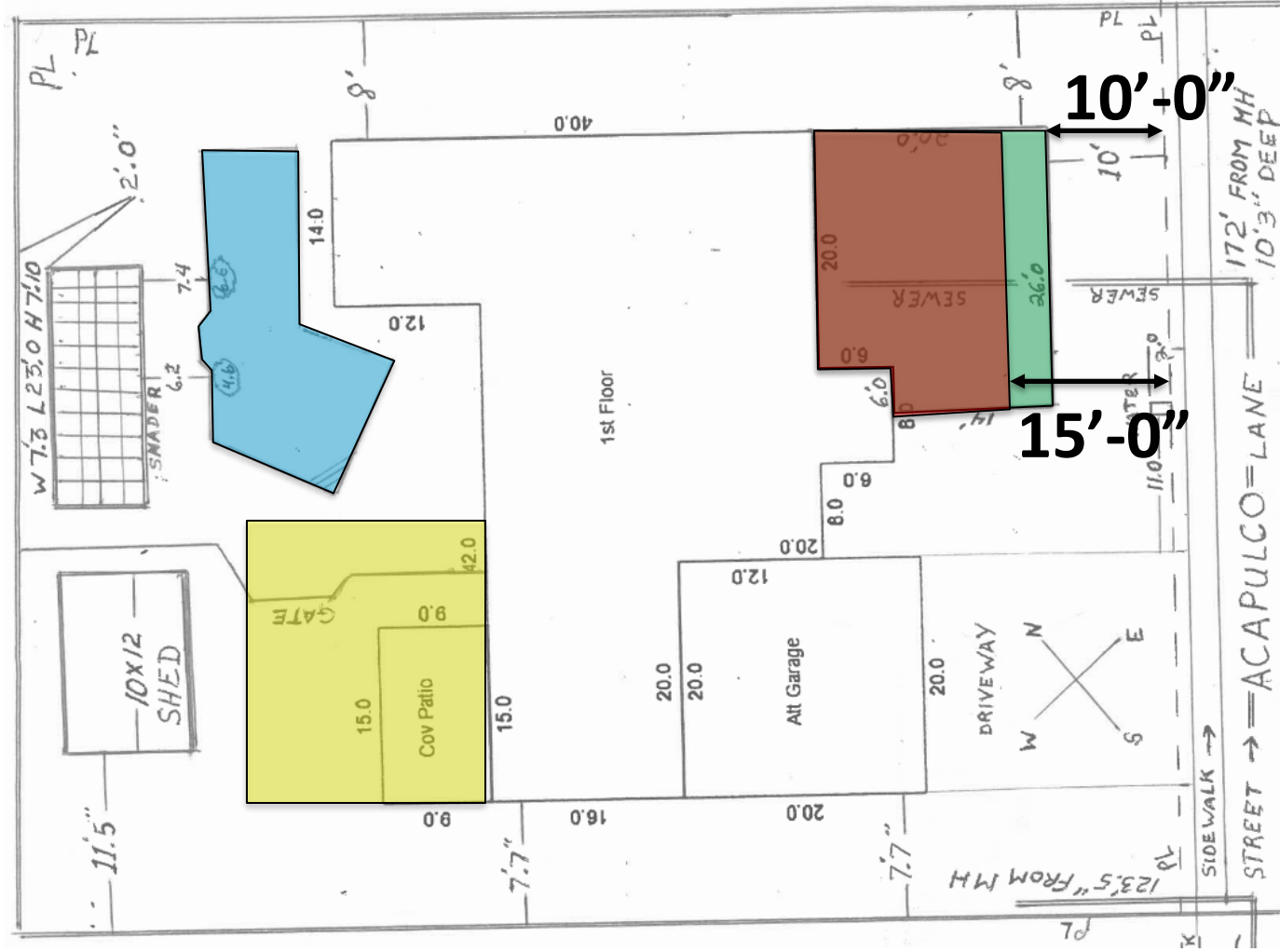


Project Details

- Zoned R-2, R1-7 development standards
- ADA accessible addition
- Existing accessory structures and pool



Conceptual Site Plan





Public Involvement

- Notification Letters: April 21, 2025
- Reminder Postcards: June 13, 2025
- Published: June 18, 2025
- Site Posting: June 20, 2025



Findings & Analysis

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;
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;



Findings & Analysis

3. Granting the variance will not have a detrimental effect on the property, adjoining property, the surrounding neighborhood, or the City in general.



Recommendation

If the Board decides to grant the variance, it should be subject to the following stipulation:

Development shall be in substantial conformance with applicable narrative and site plan, date stamped May 2, 2025.



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