



Cebreros Sanchez Attached and Detached Garages VAR24-18

Board of Adjustment Hearing – July 10, 2025

Amy Schwenner
Planner





Request

Request #1: Variance approval to increase the height from fifteen feet (15') to nineteen feet (19') and reduce the south accessory setback from fifteen feet (15') to six feet (6') for a detached structure.

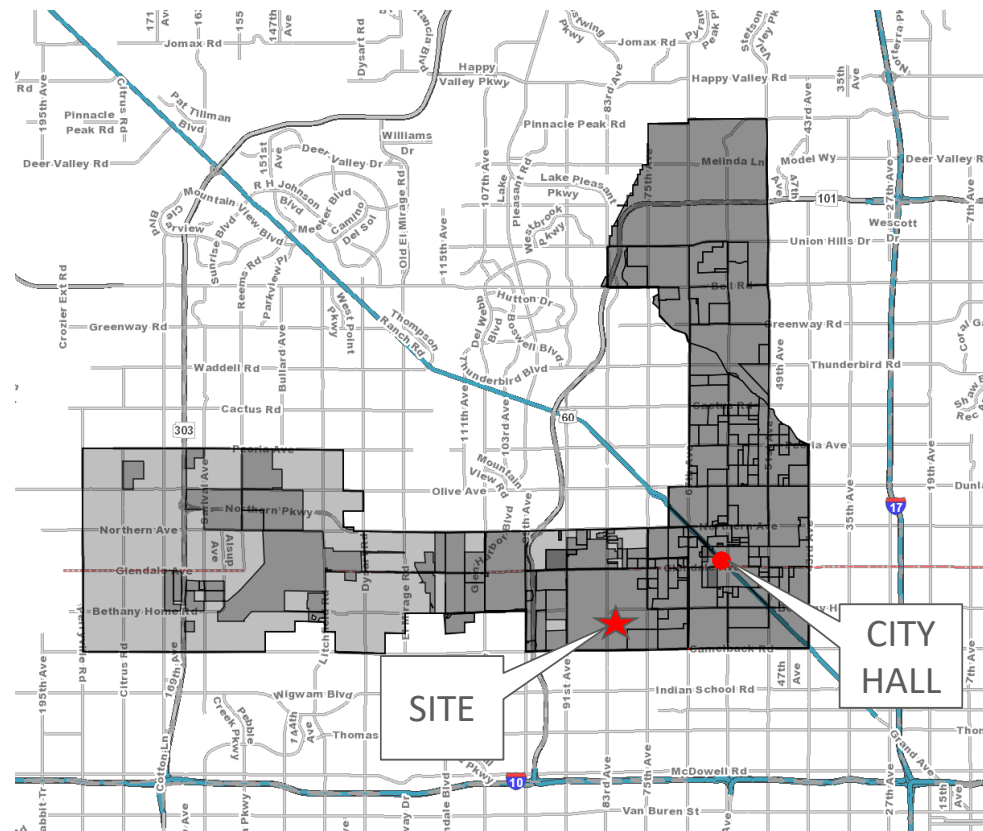
Request #2: Variance approval to reduce the west building setback from twenty-five feet (25') to ten feet (10') for an attached RV garage.

Applicant: Sam Fattohy

Owner: Jesus Cebreros Sanchez

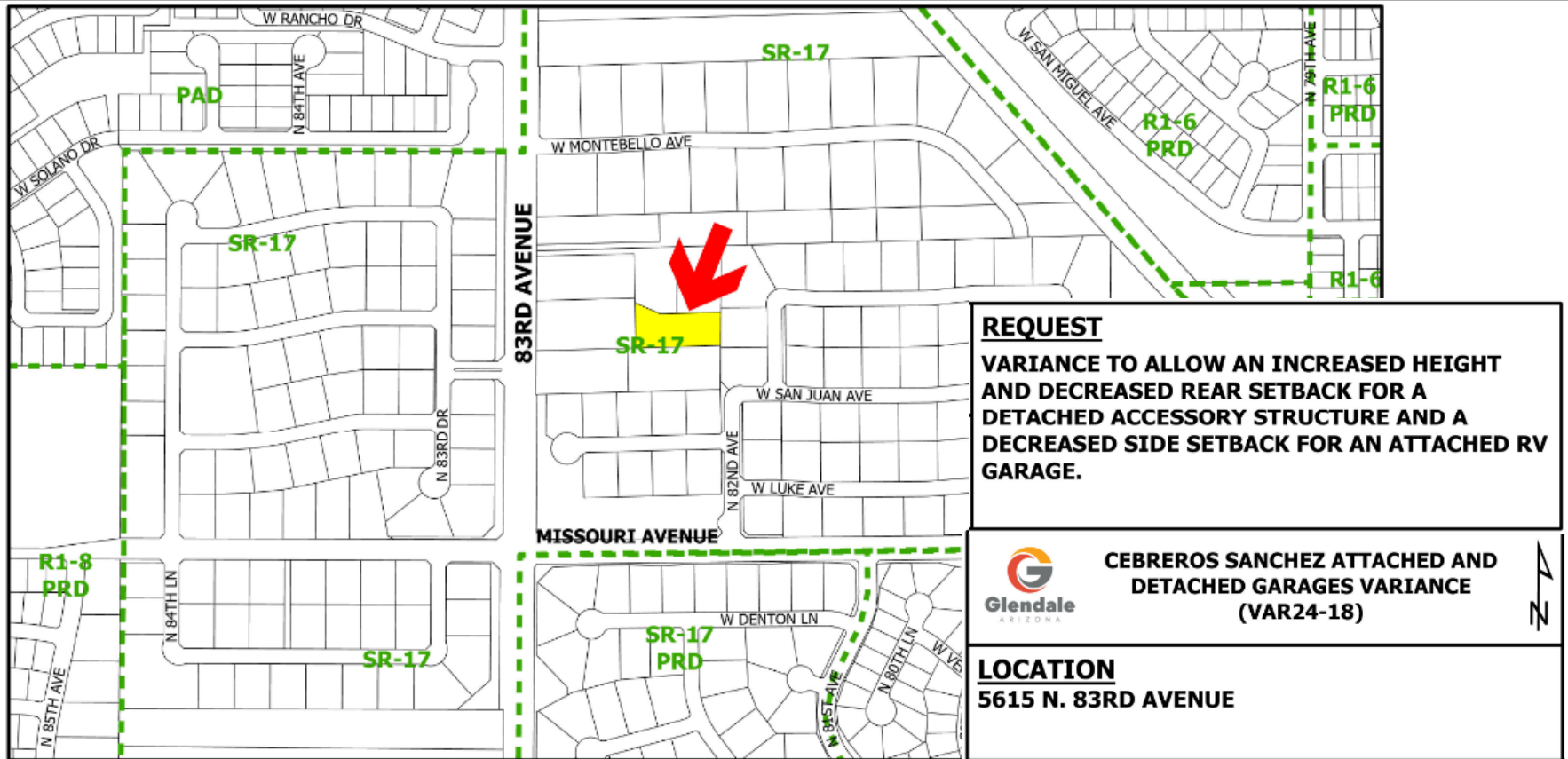
Vicinity Map

Northeast of
the intersection
of 83rd Avenue
and Missouri
Avenues





Zoning Map





Aerial Map

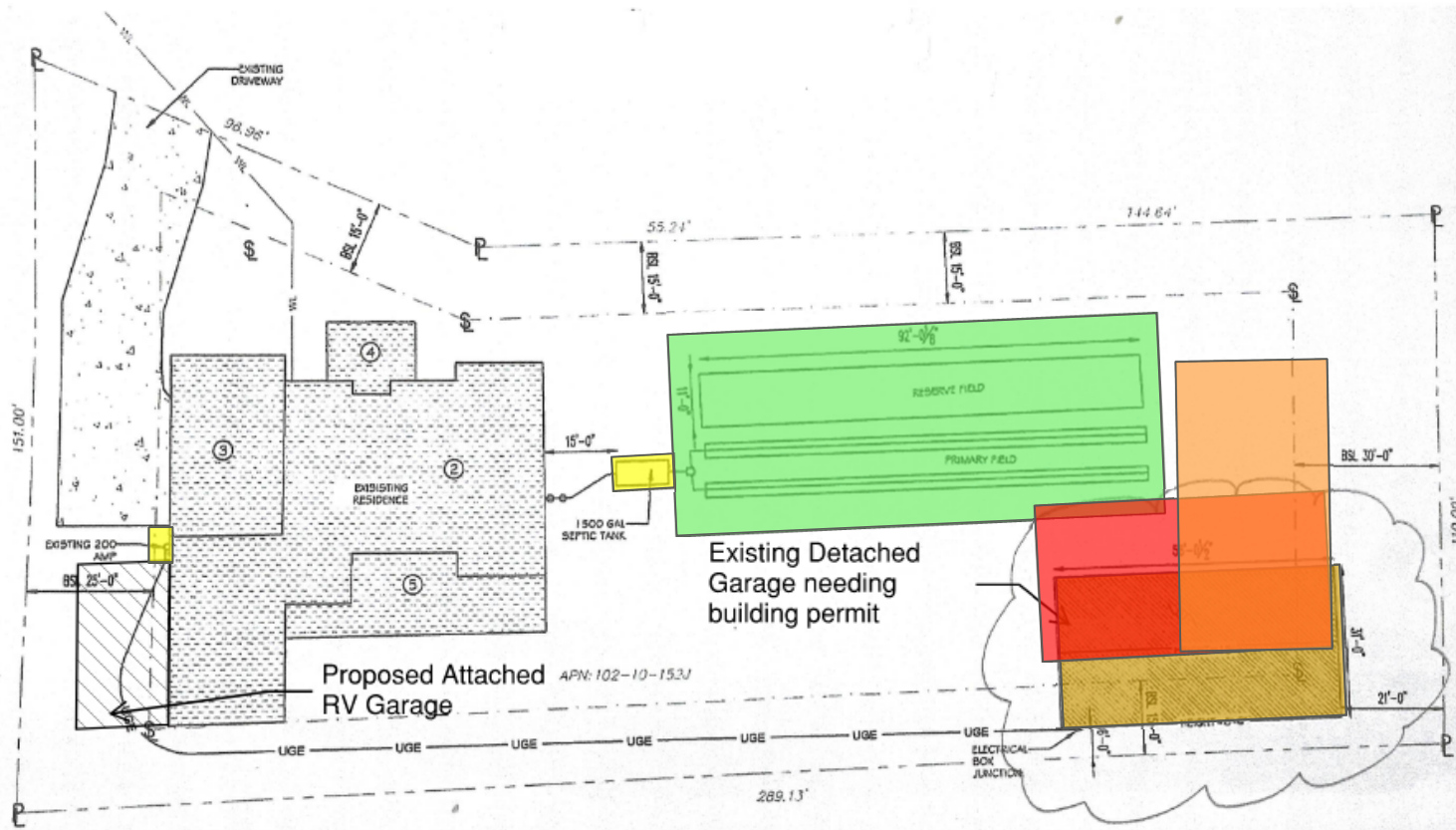




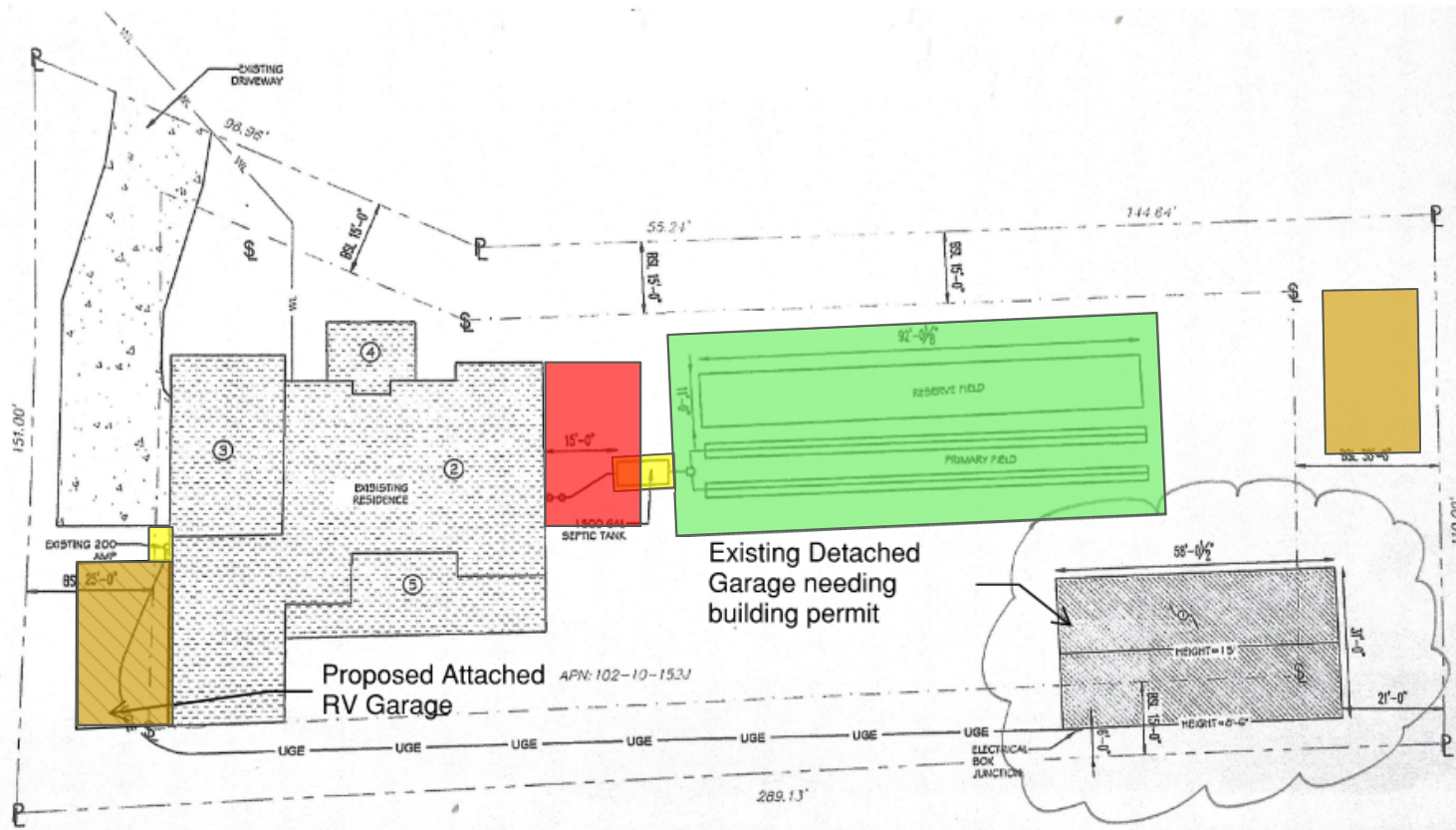
Project Details

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"	19'-0"
ATTACHED BLDG STBK	25'-0"	10'-0"

Site Plan



Site Plan





Public Involvement

- Notification Letter: October 28, 2024
- Notification Supplement: February 27, 2025
- Notification Supplement 2: June 16, 2025
- Reminder Postcards: June 13, 2025
- Site Posting: June 18, 2025
- Notice of Public Hearing: June 18, 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;
 - Request #1: East-west orientation
 - Request #2: Leach field / building layout



Findings & Analysis

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;
 - Request #1: Setbacks place structure over leach field
 - Request #2: Location selected provides largest setback available



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.
 - Request #1: Southern neighbor not opposed
 - Request #2: Western neighbor not opposed



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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