



Planning Commission Memorandum

To: Planning Commission
From: Justin Fortney, City Planner
Date: July 17, 2016
Item: Variance – Side Setback for addition

Planning Commission Action Requested

Review and make a recommendation on the proposed setback variance.

Background

The existing house has an attached 18-foot wide garage. Two-car garages are typically 22 to 24 feet wide to accommodate double car parking. The applicant would like to widen the garage, but there is insufficient room. He is proposing to add an addition onto the rear of the garage in line with the existing side of the house. Even in the case of a nonconforming setback, the existing setback is allowed to be maintained for an addition. Unfortunately, this lot is slightly pie shaped, with the rear lot width being less than the front lot width, so maintaining the existing setback and existing wall plane are not possible.

Comprehensive Plan Classification

The 2030 Comprehensive Plan designates the property as Low Density Residential.

Zoning Classification

The property is zoned R-1 Low Density Residence, the following land uses abut the property:

<u>Direction</u>	<u>Existing Use</u>	<u>Zoning</u>	<u>Comp Plan</u>
North	Residential	Low Density Res	Low Density Res
East	Residential	Low Density Res	Low Density Res
South	Residential	Low Density Res	Low Density Res
West	Residential	Low Density Res	Low Density Res

Existing Condition

The lot is normal in size for the district at just under a ¼ acre. The home is 9.5’ from the south fence along the property line at its closest. The district setback is 10-feet, which could be the actual house setback from the property line.

Variance review

Below is a list of variance requirements that must be satisfied prior to approval of a variance with the findings summarized below each item:

- Evidence that practical difficulties in complying with the regulations exist
 - The uncommonly narrow double garage does not fit two vehicles.
 - Offsetting the garage to the north to meet the setback requirements of the addition would further narrow the middle of the garage from 18' to 16.5'.
- Circumstances relating to these difficulties may not have been created by the landowner.
 - The property was constructed in 1971, many years before the applicant purchased it.
- The variance may not alter the essential character of the locality
 - The character of the area will remain unchanged, the addition will be in line with the existing house.
 - The amount of variance requested is minimal and not visually perceptible.

Notification

Immediate neighbors were notified of the request and no comments have been received.

Recommended Action:

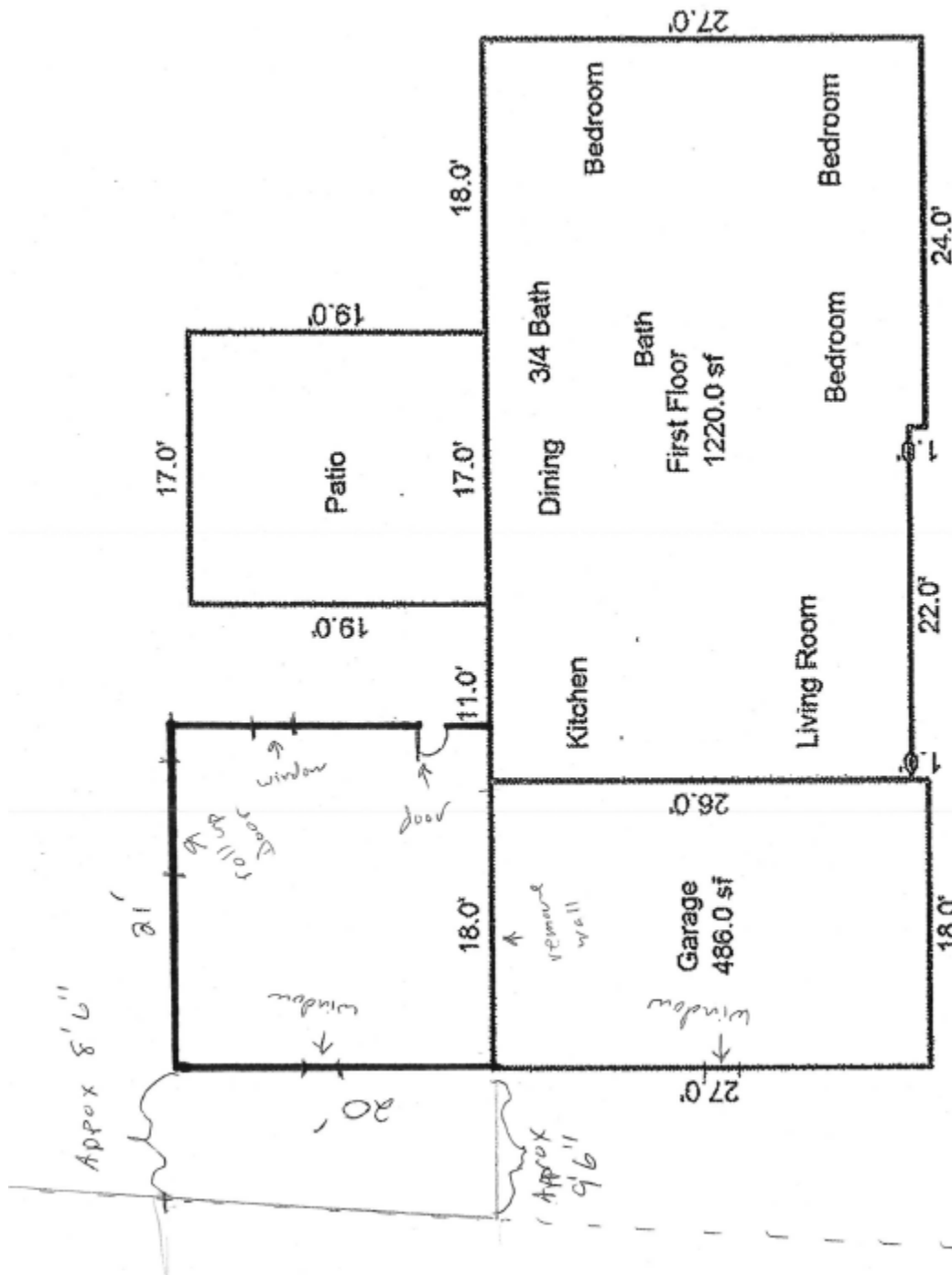
Staff recommends approval of the variance, subject to the following conditions:

- 1) Conformance with the Planning Commission Staff Report and plans dated July 17, 2017.
- 2) Approval is subject to a one year Sunset Clause; if progress on the proposal is not made within one year of City Council approval, the approval is null and void.

Attachments:

- Aerial Photographs
- Photograph
- Plan





Description of Request:

I'm requesting a variance in order to extend my garage back behind the existing garage by 20 feet. Variance is required because the property line is not square and will not meet the 10 foot requirement. Currently my garage foundation is 9'6" from property line. With a 20' extension it will be (approx) 8'6" from the property line. For esthetic reasons I would like the 20' addition to be added to the current south side garage wall back 20'.