



Board of Zoning Appeals Agenda Item

Meeting**Date:** 11/11/2025**From:** Josh White, Principal Planner**Item:** 313 Meek front yard variance**Purpose:**

Consider the advisability of granting a variance to reduce the front yard setback from 25 feet to 5 feet for the construction of a carport at 313 Meek Avenue.

Background:

Robert & Judy Jewell have requested a variance to allow the construction of a carport on the front yard setback at 313 Meek Avenue. The area surrounding the property is residential. The applicant wishes to construct a carport on their driveway on the front yard setback to protect their vehicle from inclement weather. The nature of this property does not allow for the placement of the carport on the rear property because there is no alley access. In order to allow the placement of the carport in the front yard, a variance would have to be granted.

It is the recommendation of staff that a variance for an encroachment onto the front yard for the construction of a carport with a 5 foot front yard setback be granted with certain conditions attached:

1. The carport shall be placed over the existing paved driveway and shall not exceed the width of the driveway
2. The carport shall not be used for the storage of materials, equipment or goods, or the parking or storage of inoperable vehicles
3. The carport shall not be enclosed and must remain open on three sides
4. The carport shall not extend closer than five (5) feet from the front property line
5. The carport shall be constructed of materials compatible and comparable with the primary structure and shall be attached where structurally feasible.

And based on the following:

- The lots in the neighborhood are narrow and there is no alley access
- The project will not adversely affect neighboring properties
- The project will not create any visual obstruction from the street or for the neighbors.
- The granting of the variance will not be opposed to the general spirit and intent of the zoning regulations or Comprehensive Plan objectives.

At the October meeting, this action was tabled pending the recommendation of amendments to the regulations regarding carports in front yards. Further action should now be taken to approve/disapprove or table the action once again.

Action:

Make a motion to approve/disapprove a variance to reduce the front yard setback from 25 feet to 5 feet for the construction of a carport at 313 Meek Avenue based on the conditions discussed.

Attachments:

Staff report Presentation Link <https://arcg.is/1XDuuv>