



To: BZA/PRC
From: Michaela Grant, Community Development Administrator
Date: January 3, 2025
Subject: Staff Report for BZA Case #25-01: 2451 Lakeview Drive (Stephens)

Summary of the Request

The applicant and property owner, Jacob Stephens, is requesting approval for a variance of Zoning Code section 18.05A to allow the construction of an accessory building (shed) at 2451 Lakeview Drive. The total lot size is approximately 0.46 acres. The proposed location for the shed is within the right-hand side yard, as viewed from the street, facing the front of the property. The desired placement is the reason for the variance request, as accessory buildings are not permitted in any side or front yards. The shed is designed to be constructed primarily of wood with asphalt shingles and will measure nine feet in height, twelve feet in length, and eight feet in width, totaling ninety-six square feet. Its intended use is for the storage of yard equipment.

Zoning Code for reference (with applicable portions to the request bolded):

18.05A Accessory Buildings

In a residential zone, no garage or other accessory building shall be erected within a required side yard or front yard.

When located at least sixty (60) feet from the front property line and completely to the rear of the main dwelling, the accessory building may be erected not less than eight (8) feet from the side or rear lot lines. Provided that when access to a garage is from an alley, such garage shall be located not less than ten (10) feet from the alley.

When located less than sixty (60) feet from the front property line and not completely to the rear of the dwelling, garages shall be constructed as a part of the main building or connected thereto by a covered breezeway.

Corner lot accessory buildings must be placed within the boundaries of the required rear yard as governed by Article 7, Sec. 7.10, Yard and Lot Requirements.

No detached accessory building measuring up to three hundred (300) square feet in Residential and B-1 Districts shall exceed one (1) story or twelve (12) feet in height and no detached

accessory building in Residential and B-1 Districts measuring from 301-600 square feet shall exceed one (1) story or 15' in height.

Detached accessory buildings (including garages) constructed on a one family lot shall not exceed, in the aggregate, six hundred (600) square feet.

Applicant Information

Jacob Stephens, Applicant and Property Owner

Current Zoning District

R-1B, One-Family Residential

Parcel Identification

L35000200080000600

Additional Actions or Next Steps to be taken by the City

The Board of Zoning Appeals will make a decision on the variance request at its meeting on January 21, 2025.

Applicant's Reason for the Request

The applicant wishes to construct the accessory building at the requested location (side yard) due to the yard's configuration and the size of the backyard.

The applicant's statement regarding the request is included in the packet.

Surrounding Land Use within 1,000 Feet

The surrounding land uses within 1,000 feet include various Residential (R-1A, R-1B).

Previous Related Development Decisions in the Immediate Area (3-5 Years)


N/A

Comprehensive Plan Applied to the Geographical Area

N/A

Existing Public Utilities

Existing public utilities include water, storm, sanitary sewer, gas, and electric.

Soil Survey Data
N/A
Classification of Streets, Traffic Volumes & Direction, Planned Improvements
N/A
Floodplain Information
<p>The property's front-left corner is in the floodplain (Zone AE).</p> 
Comments from City and County Agencies
N/A
Supporting Maps & Graphics
Supporting documents are attached.
Staff Recommendation
Staff recommends that the Board of Zoning Appeals consider the request.