



To: BZA/PRC
From: Jason Foster, Community Development Administrator
Date: July 19, 2022
Subject: Staff Report for BZA 22-05 4047 Clarkston Drive

Summary of the Request

The applicant, Mr. and Mrs. Durkin, are requesting to variance of Zoning Code Section 18.05A to allow the construction of a swimming pool. The applicant's property is located at 4047 Clarkston Drive, a corner lot. By definition, a corner has two frontages. In this case, the property fronts on Clarkston Drive and Possum Run Road (Sugar Creek Township). The applicant is also dealing with power lines and a significant grade change (approximately six feet) in the rear yard making the installation of a pool extremely difficult. The variance request is to allow the placement of the pool to be partially in the frontage along Possum Run Road.

Applicant Information

Owner: David and Michelle Durkin

Current Zoning District

R-1A

Parcel Identification

L35000100120006300

Additional Actions or Next Steps to be taken by the City

If the variance request is approved, Staff will issue a permit for the construction of a pool.

Applicant's Reason for the Request

See letter and supporting documentation

Surrounding Land Use within 1,000 Feet
R-1A, Residential
Previous Related Development Decisions in the Immediate Area (3-5 Years)
N/A
Comprehensive Plan Applied to the Geographical Area
Residential and accessory uses
Existing Public Utilities
The site has existing water, sanitary sewer, electric, and gas.
Soil Survey Data
N/A
Classification of Streets, Traffic Volumes & Direction, Planned Improvements
N/A
Flood Plain Information
N/A
Comments from City and County Agencies
The City's engineering contractor did not have comment on this matter
Supporting Maps & Graphics
See attached
Staff Recommendation
Based on the location of the power lines and terrain difficulty in the rear yard, staff recommends the approval of the variance of Section 18.05A of the Zoning Code to allow the construction of the swimming pool.