



To: BZA/PRC  
From: Cathi Spaugy, Community Development Administrator  
Date: August 13, 2025  
Subject: Staff Report for 3868 W. Franklin Steet

### Summary of the Request

The applicant and property owner Patrick and Sylvia Shediack are requesting approval for a variance of Zoning Code section 18.11 to allow for construction of concrete landscape steps along the existing driveway that will exceed the maximum ten (10') requirement. The steps will start where the east edge of the existing driveway meets the front porch walk, align to the east edge of the existing driveway and end at the curb. The steps will run 25 ½ 'in length. Presently, this area is part of the front lawn. The desired construction of the concrete landscape steps is the reason for the variance request as no structure may project into a required front yard; however, unroofed porches and steps may extend from the dwelling into the required front yard a maximum of ten (10) feet.

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

*18.11 Projections into Required Yards*

**2) Front yards: No structure may project into a required front yard; however, unroofed porches and steps may extend from the dwelling into the required front yard to a maximum of ten (10) feet.**

### Applicant Information

Patrick & Shelia Shediack – Applicant & Property Owner

### Current Zoning District

PD-1 – Planned Residential

### Parcel Identification

L35-0001-0008-0-0018-00

<b>Additional Actions or Next Steps to be taken by the City</b>
The Board of Zoning Appeals will decide on the variance request at its meeting on August 19, 2025.
<b>Applicant's Reason for the Request</b>
<p>The applicant wishes to construct concrete landscape steps extending 25 ½ 'along the existing driveway that will exceed the 10' maximum.</p> <p>The applicant's statement regarding the request is included in the packet.</p>
<b>Surrounding Land Use within 1,000 Feet</b>
The surrounding land use within 1,000' includes various Residential (PD-1, R1-A, R1-B)
<b>Previous Related Development Decisions in the Immediate Area (3-5 Years)</b>
N/A
<b>Comprehensive Plan Applied to the Geographical Area</b>
N/A
<b>Existing Public Utilities</b>
Existing public utilities include water, storm, sanitary sewer, gas and electric.
<b>Soil Survey Data</b>
N/A
<b>Classification of Streets, Traffic Volumes &amp; Direction, Planned Improvements</b>
N/A
<b>Flood Plain Information</b>
N/A
<b>Comments from City and County Agencies</b>
N/A
<b>Supporting Maps &amp; Graphics</b>

Supporting documents are attached.

**Staff Recommendation**

Staff recommend that the Board of Zoning Appeals consider the request.

