



To: BZA/PRC
From: Michaela Grant, Community Development Administrator
Date: December 2, 2024
Subject: Staff Report for BZA Case #24-05: 1956 Cabernet Way (Bacca)

Summary of the Request

The applicant and property owner, Joshua Bacca, is requesting approval for a variance of Zoning Code section 18.05A to allow the construction of an accessory structure at 1956 Cabernet Way, measuring approximately 0.67 acres. The primary building material is wood with T1-11 siding oriented horizontally with asphalt shingles to match the house. The accessory structure is proposed to be placed in the side yard facing east. Two sides of the house are planned to abut the structure, with two sides facing the side and back yards. The desired placement in the side yard causes the need for the variance request. The structure is planned to be twelve feet in height, ten feet wide, and eight feet long (80 square feet) and used for the storage of pool and 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

Joshua Bacca, Applicant and Property Owner

Current Zoning District

PD-1, Planned Residential

Parcel Identification

L35000100050005500

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 December 17, 2024.

Applicant's Reason for the Request

The applicant wishes to construct the accessory building at the requested location (side yard) due to the configuration of the yard after landscaping updates.

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, PD-1) and Agricultural (A-1).

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

- A fence permit was issued in October 2016 (previous owner).
- An addition permit was issued in June 2017 (previous owner).
- A fence (replacement) and pool permit were issued in August 2024 (current owner).
- An accessory structure permit for a permanent outdoor fireplace was issued in November 2024 (current owner).

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
The property is not in the floodplain.
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.