



Variance Case 25-343

PRESENTED TO ZBOA- 3.31.2026

DEVELOPMENT SERVICES

Variance – 725 Wyche Court

Location:

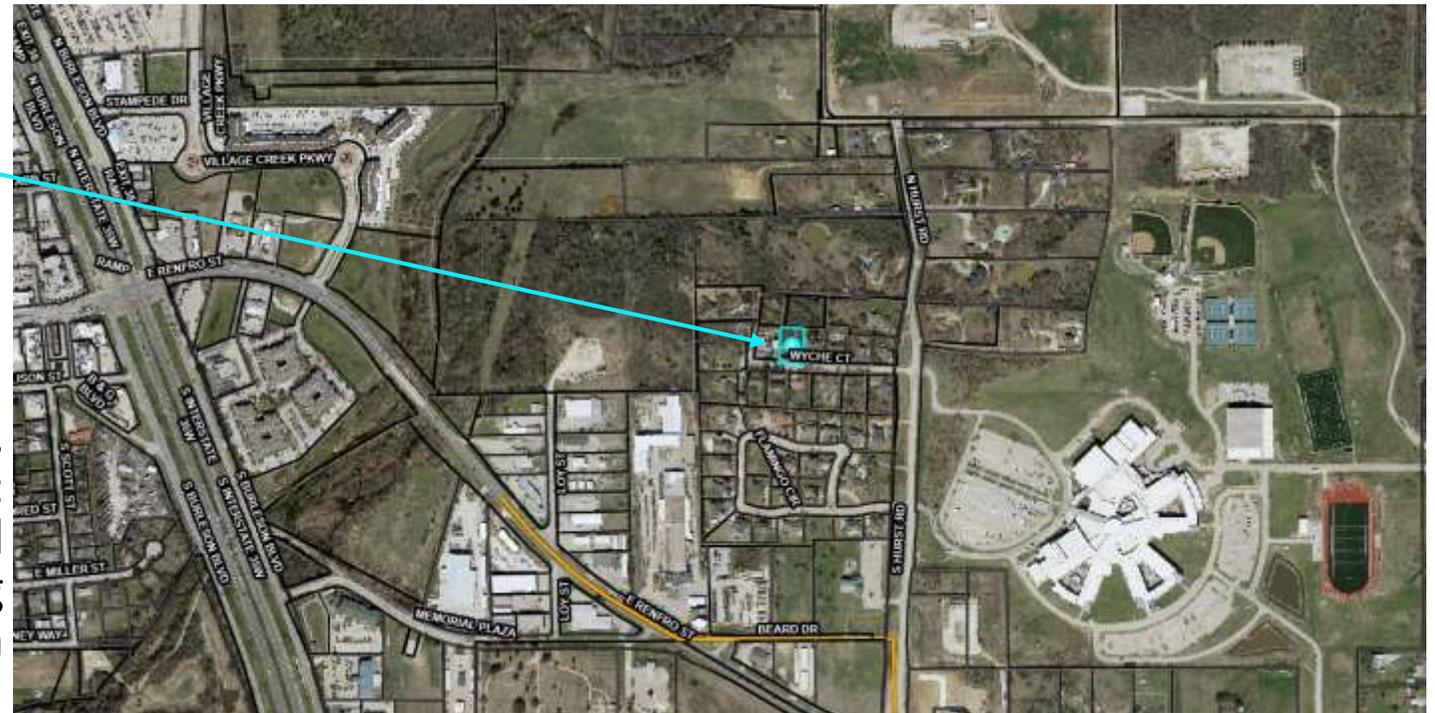
- 725 Wyche Court

Applicant:

- Dana Hopson

Item for consideration:

- Consider a variance to Appendix B, Zoning Regulations; Section 132-115; accessory building and structure yard regulations; to allow an existing accessory structure (carport) to remain in the front yard.



Site History

- September 8, 2025: Code Compliance received a 3-1-1 call regarding a carport being constructed without a permit.
- September 19, 2025: A notice of violation (NOV) was issued to Ms. Hopson.
- October 6, 2025: Building permit application was submitted for the carport.
- October 13, 2025: Staff denied the permit based on its interpretation and findings of Section 132-115(a), Appendix B, Code of Ordinances.
- November 24, 2025: Ms. Hopson applied for a variance.

Street View

Existing permitted carport.

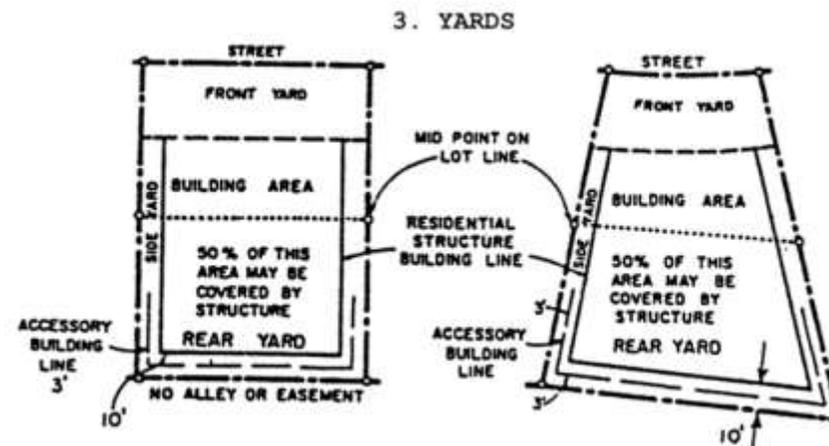
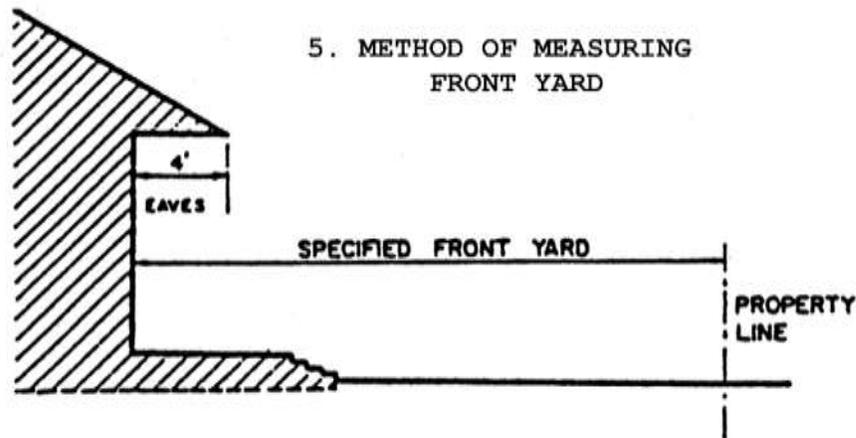


Variance requested for existing non-permitted carport.

Staff Findings

*Detached accessory buildings shall be located in the area defined as the rear yard of the lot.
Sec 132-115(a), Appendix B, Code of Ordinances.*

The location of the detached carport (shown in red) is within the front yard of the property as measured by Illustration 5 from Appendix 17-100, Code of Ordinances, and not the rear yard as shown in Illustration 3 from Appendix 17-100, Code of Ordinances.



Staff Findings

A Front and Rear Yard are defined in Section 50-105, Appendix B, Code of Ordinances as:

Yard, Front. *A yard adjoining a public street extending across the front of a lot between the side lot lines and from the main building to the front lot or street line with the minimum horizontal distance between the street line and the main building line as specified for the distance in which it is located.*

Yard, Rear. *A yard, extending across the rear of a lot between the side lot lines, having a depth between the building and the rear lot line as specified in the district in which the lot is situated.*

The SF10 zoning regulations, Section 56-120, Appendix B, Code of Ordinances requires the following:

- Depth of front yard: 25 feet minimum

The closet point of the detached carport to the property line is approximately 15 feet. Staff is unable to approve the applicant's request due to staff's interpretation that the accessory structure is non-conforming to Appendix B, Section 132-115(a).



Public Notices

Public notices were mailed to property owners (based on current JCAD records) within 200 feet of subject property.



Options



**Option
1**

Concur with staff's findings and interpretations, which would mean the variance request is denied. Structure would be subject to subsequent Code Compliance enforcement.



**Option
2**

Authorize a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done.

Recommendation

Barring any opposition from the public, staff has no objection to the variance being granted.



Questions / Comments

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