



CITY COUNCIL MEETING

AGENDA SECTION	PUBLIC HEARINGS
MEETING DATE	MAY 10, 2021

ITEM:	Resolution No. 2021-43, a resolution to approve a variance to construct a detached accessory structure in a residential front yard located at 3919 Reservoir Boulevard NE.	
DEPARTMENT:	Community Development	BY/DATE: Minerva Hark, City Planner / May 6, 2021
CITY STRATEGY:	<i>(please indicate areas that apply by adding a bold "X" in front of the selected text below)</i>	
<input type="checkbox"/> Safe Community	<input type="checkbox"/> Diverse, Welcoming "Small-Town" Feel	
<input type="checkbox"/> Economic Strength	<input checked="" type="checkbox"/> Excellent Housing/Neighborhoods	
<input type="checkbox"/> Equity and Affordability	<input type="checkbox"/> Strong Infrastructure/Public Services	
<input type="checkbox"/> Opportunities for Play and Learning	<input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population	

BACKGROUND:

Jason Norden has applied for a Variance to allow an accessory structure (detached garage) to be constructed and located within a residential front yard of the property located at 3919 Reservoir Boulevard NE.

The existing single-family home on the lot was built 5 feet from the rear property line, and aerial imagery supports that the structure has been there since at least the year 1938. The development of this lot occurred prior to today's zoning regulations, and does not provide reasonable space for the construction of a standard detached garage behind the principal structure's front building line. There is an existing substandard garage constructed in the rear of the property that is currently being used as storage. Even if this existing structure were to be removed, there would not be adequate space to construct a standard garage in its place. This is an existing condition not caused by the current owner. The proposed garage would conform to all current setback requirements, and will be served by the existing driveway accessed from Reservoir Boulevard.

The Planning Commission held a public hearing on May 4, 2021 as required by City Ordinance. At the meeting, the Planning Commission voted unanimously to recommend that the City Council approve the Variance, subject to certain conditions of approval.

STAFF RECOMMENDATION:

Staff recommends that the City Council approve Resolution No. 2021-43, as presented.

RECOMMENDED MOTION(S):
Motion: Move to waive the reading of Resolution No. 2021-43, Variance, there being ample copies available to the public.
Motion: Move to approve Resolution No. 2021-43, approving the Variance for the proposed detached garage to be located at 3919 Reservoir Boulevard NE, subject to the conditions outlined therein.

ATTACHMENT(S):

Resolution No. 2021-43

Planning Report

Application & Narrative

Site Plan

Building Official Memorandum dated April 8, 2021

Public Works Memorandum dated April 26, 2021