

Staff Report

Subject: Variance
Author: Elizabeth Sapp, Land Use Planning Analyst
Department: Development Services
Meeting Date: April 15, 2025

Item Description: Sue Anderson as agent for Bryan Jenkins request approval for a **variance** from Section 3.3.1 for an increase in accessory structure building height. Located at 114 Cypress Drive, Zoned PD (Fifth District) [Map#465B Parcel#42].

Summary Recommendation

Staff has reviewed the application and recommends **approval** for the **variance**.

Executive Summary/Background

- The requested approval of the **variance** is a requirement of **Article III – General Provisions Accessory Structures in Residential Districts Section 3.3.1 (a) Maximum height:**

The purpose of this section is to:

3.3.1 Accessory structures in the AR-1, AR-2, R and PD-R residential districts may be erected within a side or rear yard, provided they conform to the following:

(a) Maximum height: One and one-half story or 15 feet above finished grade in the R and PD-R districts; 35 feet in AR-1 and AR-2 districts.

(b) An accessory structure shall not be less than five feet from the rear property line and not less than five feet from interior side setback lines.

(c) An accessory structure shall not be less than ten feet from a principal structure.

(d) Not more than two accessory structures, including a detached garage, shall be located in any R or PD-R district, on one lot.

- The applicant currently lives on a 1-acre lot in the Silverwood Subdivision zoned PD.
- The proposed 2-story accessory structure is approximately 21ft tall and will be used as a shop.
- Currently on site, the accessory structure appears to meet all setback requirements. There is no flood zones or wetlands on site.

Determination:

Staff has reviewed the application, and it is complete.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Site Plan 2. Permit Application

