

Zoning Board of Appeals Agenda Summary

January 11, 2022

Key Staff Contact: Darrell Gesick, Planner III, 970-350-9822

Title:

Public hearing to consider a variance request to reduce the interior side setback of the west property line from five feet to zero feet to accommodate an existing shed on property zoned Planned Unit Development located at 7714 Plateau Road

Summary:

The City of Greeley is considering a variance request by Melinda Strauss to reduce the interior side setback (west property line) from 5 feet to 0 feet to allow for an existing shed. The subject property is zoned PUD (Planned Unit Development), is approximately 0.227 acres in size, and is developed with a single-family home. The subject site is located at 7714 Plateau Road.

Recommended Action:

Approval -

Based on the application received and the preceding analysis, the Zoning Board of Appeals finds that the requested variance to allow for a reduction of the interior side setback from 5 feet to 0 feet, complies with Section 24-516(f), Items 1 and 3, and Section 24-516(g), Items 1, 2 and 3 of the 1998 Development Code and, therefore, approves the request.

Denial-

Based on the application received and the preceding analysis, the Zoning Board of Appeals finds that the requested variance to allow for a reduction of the interior side setback from 5 feet to 0 feet, does not comply with Section 24-516(f), Items 1 and 3, and Section 24-516(g), Items 1, 2 and 3 of the 1998 Development Code and, therefore, denies the request.

Attachments:

Staff Report

Attachment A – Vicinity Map

Attachment B – Narrative

Attachment C – 2005 Building Permit (Single-Family Home)

Attachment D – 2006 Building Permit (Staircase)

Attachment E – 2007 Certificate of Occupancy

Attachment F – Photos of Front and Side of Home

Attachment G – 2021 Building Permit for Second Story Shed

Attachment H – Stop Work Order

Attachment I – Photo of Current Shed and Staircase Landing 2021

Attachment J – Notice Boundary Area