

Staff Report

ACTION ITEM: Consider a request for a variance from Section 65-10 in an O-1 Professional Office District, which requires a 30-foot front yard setback, to allow a 17-foot setback at 1901 & 1903 Lewis Drive, as submitted by Wren Capital Investments, LLC.

APPLICANT: Wren Capital Investments, LLC (Shawn Wren)

APPLICANT STATUS: Property Owner

PURPOSE: To move the front setback from 30' to 17' to keep the duplex out of the detention basin easement in the rear property.

SIZE: .497 acres

PRESENT USES: Two-Family Dwelling

PROPOSED USE: Same

PROPERTY ZONING: O-1 Professional Office District

SURROUNDING ZONING: South- R-2 Single Family Residential; West, North, East- O-1 Professional Office District

HISTORY: N/A

TRANSPORTATION AND PARKING: All required parking and street frontage currently exist.

CODE SECTION REQUESTED TO BE VARIED: Zoning Code (Chapter 65)

Sec. 65-10. - O-1 Professional office district regulations.

(3) b 1 *Front yard.* On each lot upon which a building is constructed there shall be a front yard of not less than thirty (30) feet and not more than forty (40) feet, except when a building line is established by subdivision plat the front yard shall be not less than the setback established on the plat and not more than ten (10) feet greater than that setback.

2024 COMPREHENSIVE PLAN: Mixed-Residential

MAJOR STREET PLAN: Does not interfere with the major street plan.

FLOODPLAIN INFORMATION: This property is not in the floodplain per FEMA panel 29031C0139E, dated 9/29/11.

PHYSICAL CHARACTERISTICS: Large detention basin easement in the back yard.

COMMENTS: The owner requires the house to be moved towards the front property line so it won't be in the detention basin easement. Doing so will not meet the front setback of 30 feet.

ACTION REQUIRED: The Board shall approve or deny this request based on the criteria for granting variances.