

Staff Report

ACTION ITEM: Consider a variance request from Section **65-20(b)** of the Zoning Code to allow placing an above-ground swimming pool within a required side yard at 2504 Jonathan Drive, as submitted by Larry & Heather Donner.

APPLICANT: Larry & Heather Donner

APPLICANT STATUS: Property Owners

PURPOSE: Provide a flat location for an above-ground pool

SIZE: .326 acres

PRESENT USES: Single-Family Residential

PROPOSED USE: Same

PROPERTY ZONING: R-1 Single Family Residential

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

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. 65-20. - Accessory building, use, and structure regulations.

- (2) b. Private swimming pools may be located appurtenant to residential dwellings or mobile homes on the same lot, provided said swimming pool is constructed or installed in a required rear yard.

2024 COMPREHENSIVE PLAN: Single Family-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: The backyard at 2504 Jonathan Drive is small and sloped.

COMMENTS: The owner requires the pool to be on level ground, and the area that is level will have some of the pool in the side yard.

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