

Staff Report

ACTION ITEM: Request for a variance from the restriction prohibiting storage sheds in side yards for constructing an 8' x 10' or 10'x12' storage shed in the side yard at 1148 Trail Ridge Drive submitted by Jack and Lisa Young.

APPLICANT: Jack and Lisa Young

APPLICANT STATUS: Property Owners

PURPOSE: Provide a flat location for an 8'x10' or 10'x12' garden shed in the side yard.

SIZE: .379 acres

PRESENT USES: Single-Family Residential

PROPOSED USE: Same

PROPERTY ZONING: R-2 Single Family Residential

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

- (8) *Portable or movable storage buildings or sheds, play houses, residential greenhouses, or plant shelters.* Portable or movable storage buildings or sheds, play houses, residential greenhouses, or plant shelters may be installed in a rear yard only and not nearer than five (5) feet to any side or rear lot line and shall be subject to all lot coverage requirements for the use and zoning district in which they are located.

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 29031C0232E, dated 9/29/11.

PHYSICAL CHARACTERISTICS: The backyard at 1148 Trail Ridge Dr, Jackson, MO, is sloped but includes a flat area with a French drain system.

COMMENTS: The owner requires the shed to be on level ground because his wife cannot walk on sloped surfaces.

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