

Staff Report

ACTION ITEM: Request for an 85' variance from the required 30' front setback in an R-2 Single-Family Residential District to construct a single-family residence at 915 East Independence Street.

APPLICANT: John Bening and Kevin Welker

APPLICANT STATUS: Owner and proposed property owner

PURPOSE: Variance

PRESENT USES: Empty lot

PROPOSED USE: Single-family dwelling

SURROUNDING LAND USE: R-2 single-family residential district on all sides

HISTORY: There was a small house on this lot that was condemned. It has since been demolished.

APPLICABLE REGULATIONS: Zoning Code (Chapter 65)

2009 COMPREHENSIVE PLAN: Single-family residential

FLOODPLAIN INFORMATION: Property is not in the flood plain per FEMA panel 29031C0143E dated 9-29-2011

PHYSICAL CHARACTERISTICS: 1.06-acre lot

COMMENTS: Sec. 65-6. - R-2 Single-family residential district regulations.

(3) b. Area. No building or structure shall be erected or enlarged unless the following yards are provided and maintained in connection with such building, structure, or enlargement:

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.

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