

Staff Report

ACTION ITEM: Request for a 15' variance from the required 30' rear setback on a double frontage lot in an R-2 Single-Family Residential District to construct a 10' x 20' storage shed at 211 S. Bast St. submitted by Kevin and Debra Snell.

APPLICANT: Kevin and Debra Snell

APPLICANT STATUS: Property Owners

PURPOSE: Place a storage shed in the rear yard adjacent to a paper street.

SIZE: .13 acres/ 5,680 sq ft

PRESENT USES: Single-Family Residential

PROPOSED USE: Same

PROPERTY ZONING: R-2 Single Family Residential

SURROUNDING ZONING: R-2 Single Family Residential in all directions.

HISTORY: Current owners weren't told of the paper street when they bought the property.

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

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

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

(3) Height, area, and lot size regulations.

b. Area.

- 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.*

Sec. 65-19. - Height and area exceptions and modifications.

(2) Front yard exceptions and modifications.

- a. Where lots have double frontage, the required front yard shall be provided on both streets.*

2009 COMPREHENSIVE PLAN: Residential use

FLOODPLAIN INFORMATION: This property isn't located in the floodplain per FEMA panel 29031C0143E, dated 9/29/11.

PHYSICAL CHARACTERISTICS: This is a rectangular lot with a house towards S Bast Street.

COMMENTS: The owners were unaware of the paper street, which caused their lot to have double frontage. Their setback in the rear yard is 30 feet because of this. The City has no current plans to develop this paper street.

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