

Staff Report

ACTION ITEM: Request for a 20' variance from the required 30' front (side) setback on a corner lot in an R-2 Single-Family Residential District to construct a single-family residence at 803 E. Jefferson Street submitted by Shawn Stockard.

APPLICANT: Shawn Stockard

APPLICANT STATUS: Property Owner

PURPOSE: To make the lot more buildable by allowing a more significant-sized house while maintaining a reasonable buffer between the building and property line.

SIZE: .23 acres/ 9,846 sq ft

PRESENT USES: Single-Family Residential

PROPOSED USE: Same

PROPERTY ZONING: R-2 Single Family Residential

SURROUNDING ZONING: R-2 Single Family Residential to the East, West, and South - R-4 General Residential District is to the North.

HISTORY: An abandoned house is currently on the lot.

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 is located in the floodplain per FEMA panel 29031C0143E, dated 9/29/11.

PHYSICAL CHARACTERISTICS: This is a corner lot that has a paper street next to it. The house is located near the rear of the lot.

COMMENTS: There are no current plans for the City to develop this paper street.

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