

City of Leon Valley Board of Adjustment

**Variance Case #2023-28
7717 Linkside Street**

**Mindy Teague
Planning and Zoning Director**

January 17, 2024

Request

- Applicant: Enrique Reyna
- Request: A variance to LVCC Chapter 15 Zoning, Division 6 Districts, Boundaries, and Use Regulations, Section 15.02.306, (c) (2) Rear Yard
- To build a new home with a back porch that would encroach 5 feet into the required rear yard

Summary:

- The applicant is the buyer of the property located at 7717 Linkside St
- They would like to construct a new back porch that would encroach into the 30-foot rear yard setback by 5 feet
- The property is zoned R-1 Single Family Dwelling and is vacant

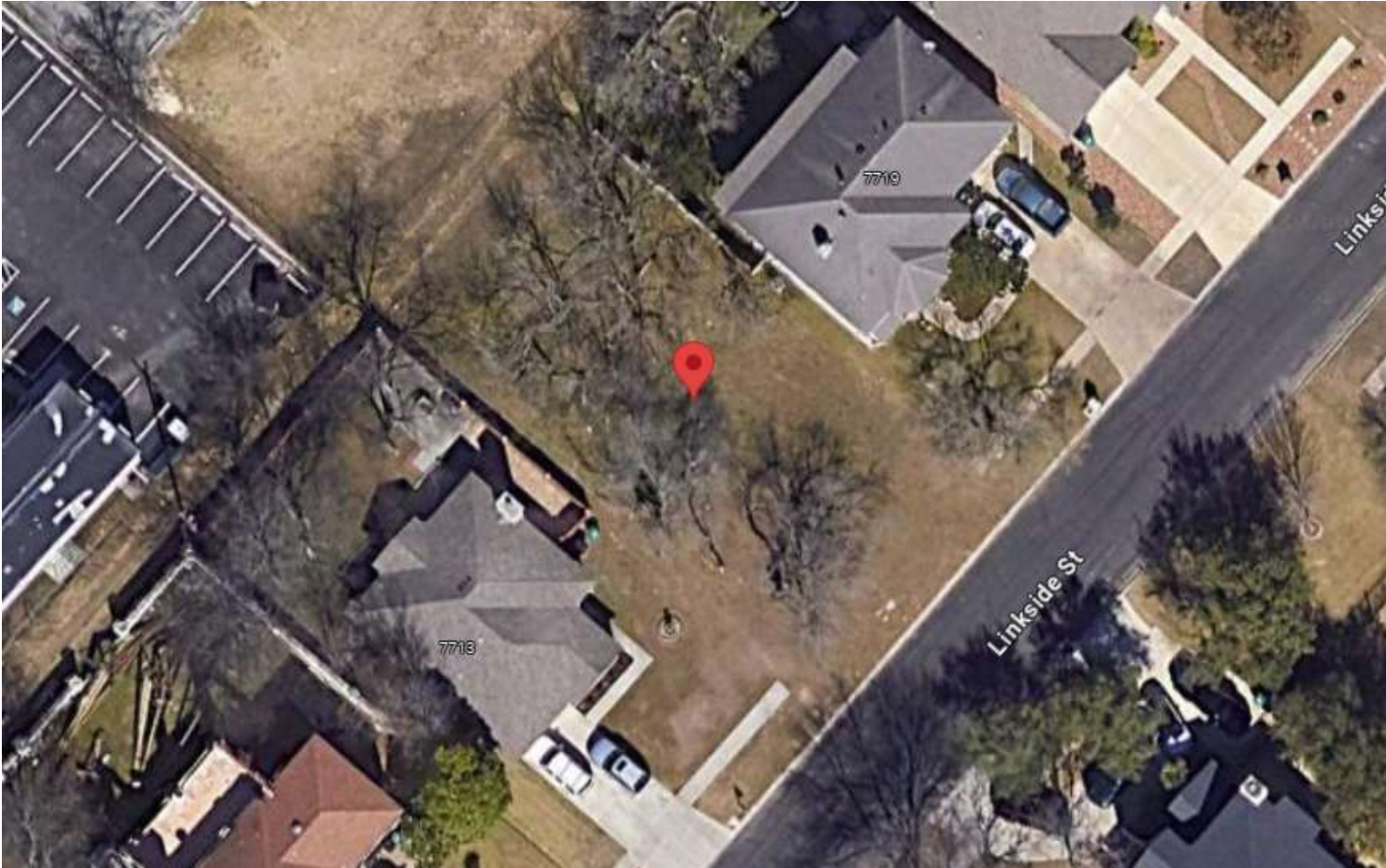
Background

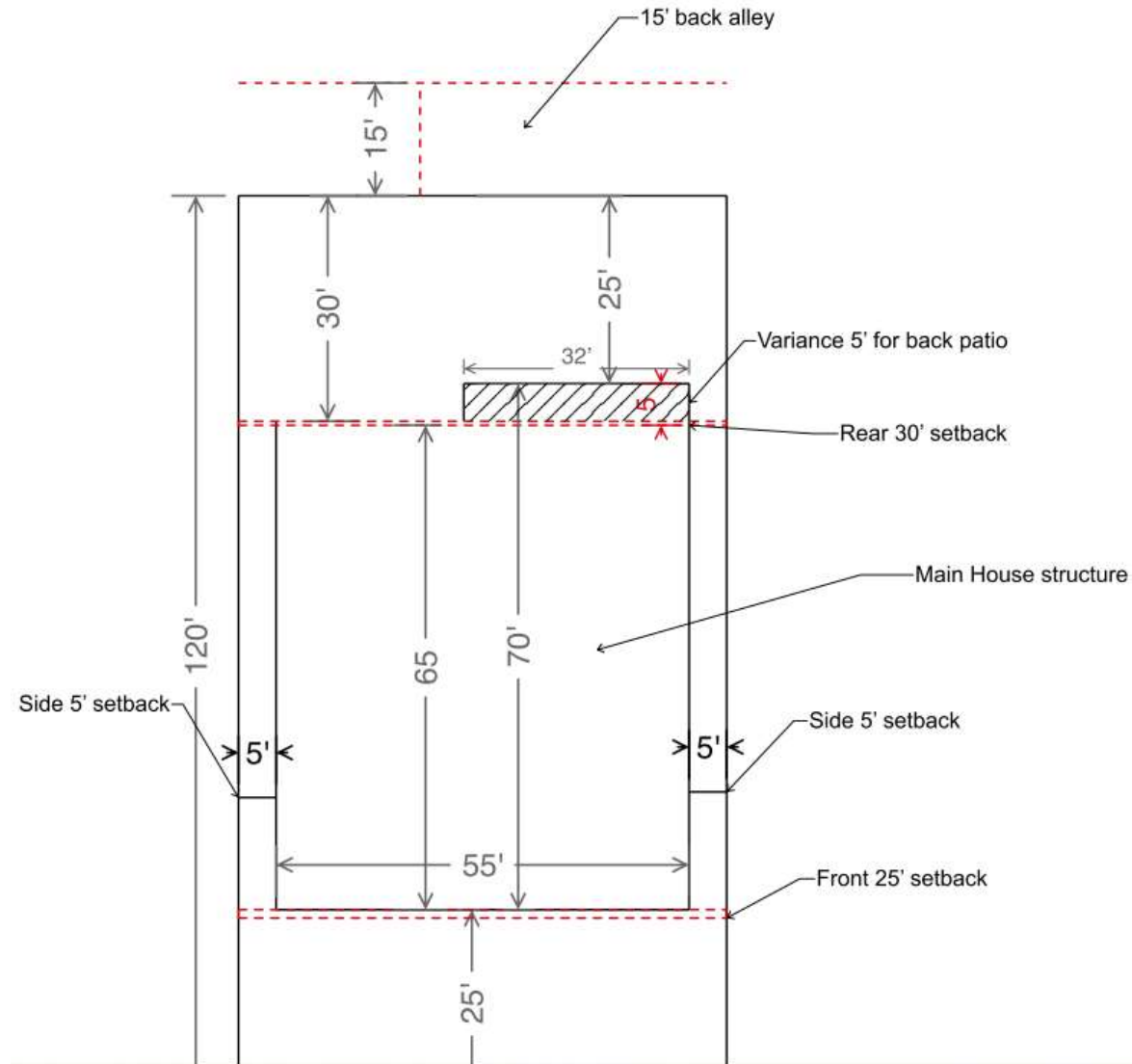
- # similar variances have been requested in this area
 - Approved: 3
 - Denied: 3

Front Elevation



Aerial View





Staff Analysis

- Staff has reviewed this request and objects for the following reason(s):
 - The hardship is self-imposed
 - Reasonable use can be made of the property within the setback limitations

Notification

- 19 Letters were mailed to property owners within 200' of the subject site
 - No letters were received in opposition or in favor
 - None were returned undeliverable

FISCAL IMPACT

- The applicant will be required to obtain a building permit prior to any construction