

City of Leon Valley Board of Adjustment

**Variance Case #2024-1
6619 Cades Cove**

**Mindy Teague
Planning and Zoning Director**

January 17, 2024

Request

- Applicant: Noe Chavez Valencia
- Request: A variance to LVCC Chapter 15 Zoning, Division 6 Districts, Boundaries, and Use Regulations, Section 15.02.306, (c) (1) Front Yard
- To build a porch that would encroach 8.5 feet into the required front yard

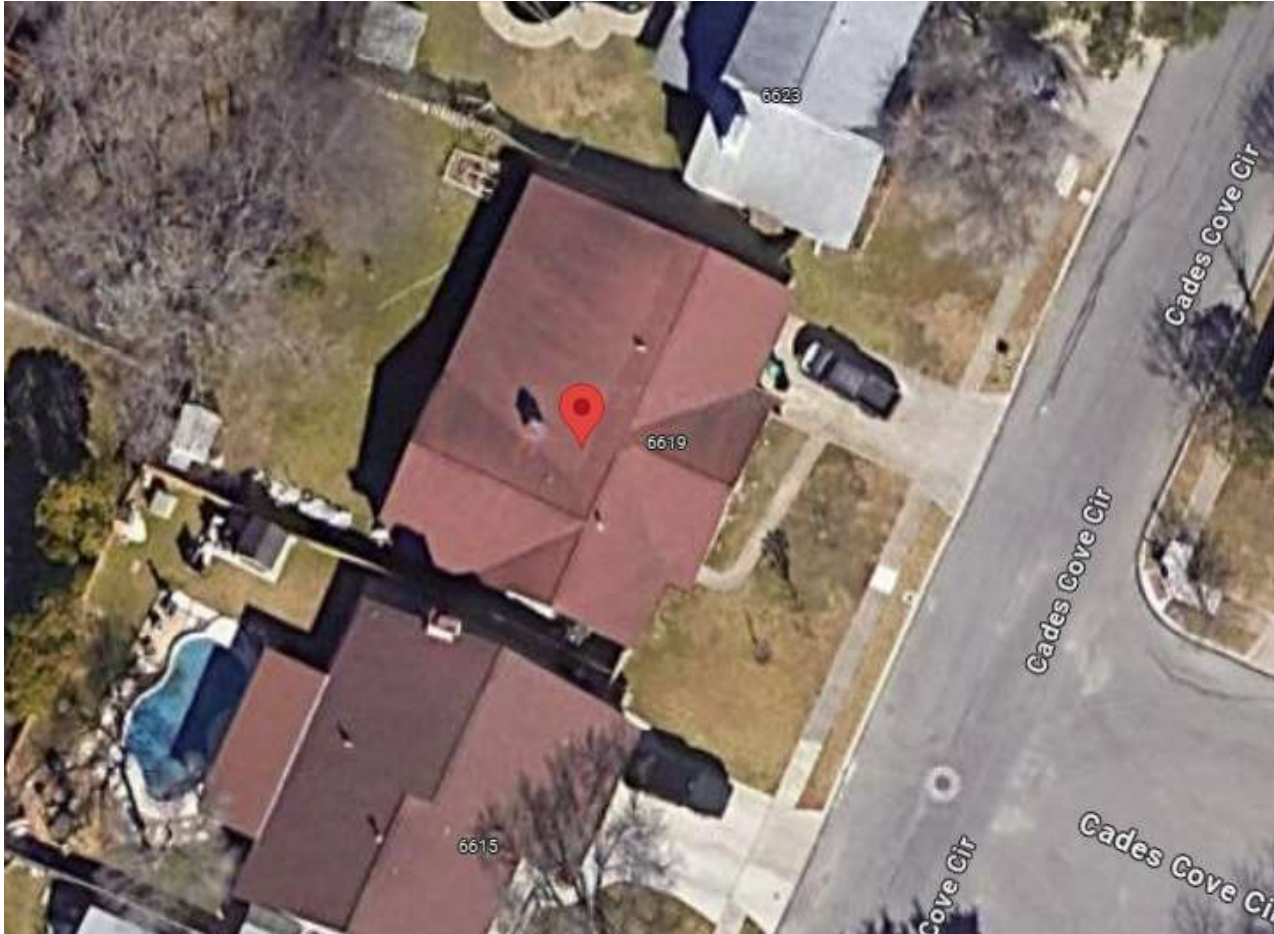
Summary:

- The applicant is the owner of the property located at 6619 Cades Cove St
- They would like to construct a new front porch that would encroach into the 25-foot front yard setback by 8.5 feet
- The existing home is zoned R-1 Single Family Dwelling and was built in 1978

Front Elevation

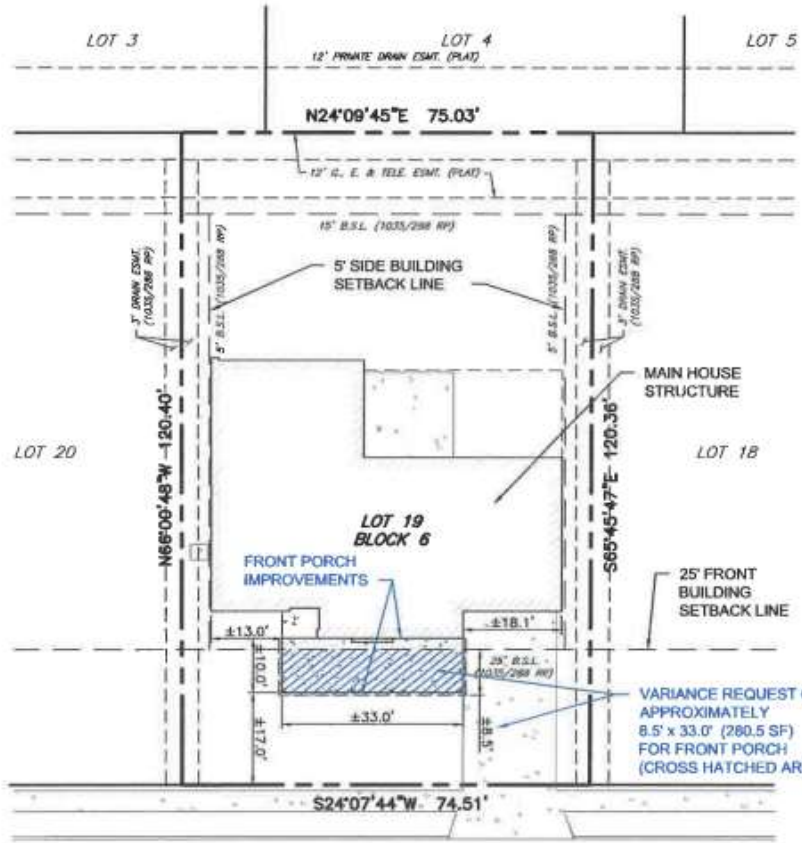


Aerial View





SCALE: 1" = 20 FT
0 10 20 40



CADES CV.



Staff Analysis

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

Notification

- 25 Letters were mailed to property owners within 200 feet of the subject site
- 1 Received in Favor
- 0 Received in opposition
- 1 Received undeliverable

FISCAL IMPACT

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