



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 12, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Setback Waiver for Lot 1, Block 15, Town of Manor, locally known as 400 E. Carrie Manor St., to reduce the rear setback to 10', and side setback to 5'.
Applicant: S&A Associate Builders Inc.
Owner: Michael Cunningham

BACKGROUND/SUMMARY:

This property is zoned SF-1 Single Family Suburban. The standard setbacks for a SF-1 lot are 25' in the front and rear and 7.5' on the side(s). Corner lots have a 15' streetside setback. Standard SF-1 lots though are a minimum of 70' wide (80' for a corner lot) and a minimum of 8,750' sf. Lots platted in the older part of the city however are 50'x115' and 5,750 sf, so our Code allows property owners with SF-1 or SF-2 lots to request reduced setbacks from the Commission in order to construct a dwelling unit that complies with the minimum dwelling unit size for that district as well as other architectural features. An SF-1 home in the historic district is a minimum of 1,500 sf of living area and would have a 2-car enclosed garage and a 100 sf covered or uncovered porch or patio. The home also cannot exceed 40% lot coverage. By reducing the rear to 10' and side to 5' (the streetside must remain at 15') a compliant SF-1 home can be constructed on a 50'x115' lot.

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- Setback Waiver

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve the Setback Waiver for Lot 1, Block 15, Town of Manor, locally known as 400 E. Carrie Manor St., to reduce the rear setback to 10', and side setback to 5'.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**