

Montgomery City Council
AGENDA REPORT

Meeting Date: January 10, 2023	Budgeted Amount: N/A
Department: Admin	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on a side yard setback encroachment request at 704 Caroline Street.

Recommendation

Motion to approve the encroachment request as presented.

Discussion

The new owners of the property are requesting to demolish the existing 1,200 sqft home to build a new home and garage on the property. The existing house is 5-feet from the side property line, and surrounding properties appear to all have portions of the house or accessory structures 5-feet from the property line or closer in some cases. An aerial view of the property and its surroundings is attached for reference.

The city had a 5-foot side yard requirement for a number of years and many existing homes in the neighborhood do have a 5-foot side yard. Current regulations require a 10-foot side yard. The applicant is asking for an encroachment into the side yard, effectively leaving a 5-foot side yard. Staff and the city engineers have no objections to the request.

The Planning & Zoning Commission recommended unanimously (4-0) to allow the encroachment request at their January 3, 2023 meeting.

Approved By		
		Date:
Interim City Administrator	Dave McCorquodale	Date: 01/04/2023