

File No.: Z-10026

Owner: Lucas and Megan Hargraves

Applicant: Yeary Lindsey Architects

Address: 4525 Stonewall Road

Legal Description: The North 65 feet of Lot 22, 23 and 25, Block 2, Country Club Heights Addition

Current Zoning: R-2

Present Use: Single-Family Residential

Proposed Use: Single-Family Residential

Variance(s) Requested: Variances are requested from the area provisions of Section 36-156 to allow an accessory structure with reduced front and side setbacks.

Justification: The applicant's justification is presented in an attached letter.

STAFF REPORT:

A. Planning and Development Civil Engineering Comments:

No comments received.

B. Landscape and Buffer Comments:

No comments.

C. Building Codes Comments:

No comments received.

D. Analysis:

The R-2 zoned property located at 4525 Stonewall Road is occupied by a one-story brick single family residence. The property is located at the southeast corner of Stonewall Road and Beechwood Street. A one-car wide driveway is located at the northeast corner of the lot. The property is comprised of the North

65 feet of Lots 22, 23 and 25, Block 2, County Club Heights Addition. The lots were originally platted front-to-back running north-to-south, with the north property line being the front property line.

The applicant proposes to construct a new open carport structure, with a small area of enclosed storage, at the southeast corner of the property, as noted on the attached site plan. The overall structure will be 30 feet – 6 inches by 24 feet in area, with a one-story height. The proposed accessory structure will be located 31 feet – 6 inches from the front (north) property line, three (3) feet from the rear (south) property line and two (2) feet from the east side property line. As part of the project, the driveway will be widened to 24 feet, with a four (4) foot high mechanical gate.

Section 156 (a) (2) c. of the City's Zoning Ordinance requires a minimum front setback of 60 feet for accessory structures in the R-2 zoning district. Section 36-156 (a) (2) f. requires a minimum side setback of three (3) feet. Therefore, the applicant is requesting variances to allow the proposed accessory structure with a reduced front setback of 31 feet – 6 inches and a reduced side setback of two (2) feet.

Staff is supportive of the requested variances. Staff feels the request is reasonable and will not have an adverse impact upon the life, health, safety, or welfare of the public, or the surrounding properties in the general area.

E. Staff Recommendation:

Staff recommends approval of the requested setback variances for the proposed accessory building, subject to a building permit being obtained prior to any construction.