

File No.: Z-10027

Owner: James and Brandy Wood

Applicant: Thomas Pownall

Address: 5607 Country Club Blvd.

Legal Description: Lot 95, Forest Heights Place 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 36-254 and the building line provisions of Section 31-12 to allow a new residence with reduced front and rear setbacks and which crosses a platted front building line.

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 5607 Country Club Blvd. is occupied by a two-story frame single family residence. The property is located at the southeast corner of Country Club Blvd. and Forest Heights Drive. The lot has a 25 foot front

platted building line along the north property line, which follows the curvature of the lot, transitioning to a 7.5 foot side platted building line along the west property line. The existing house crosses the front platted building line at the northwest corner of the structure.

The applicant proposes to remove the existing residence from the site and construct a new residence, as noted on the attached site plan. The proposed structure will have a height of two (2) stories, and will cross the front platted building line in the same manner as the existing house. The proposed house will maintain the 7.5 foot setback from the west side property line and will be located seven (7) feet from the east side property line. The residence is proposed to be located approximately seven (7) feet from the rear (south) property line.

Section 31-12 (b) of the City's Subdivision Ordinance requires that proposed encroachments across platted building lines be reviewed by the Board of Adjustment. Sections 36-254 (d) (1) and (3) of the Zoning Ordinance requires minimum front and rear setbacks of 25 feet. Therefore, the applicant is requesting variances from these ordinance standards to allow the new residence with reduced front and rear setbacks and to cross a front platted building line.

Staff is supportive of the requested variance. 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 and building line variances, subject to a building permit being obtained prior to any construction.