

RECOMMENDED FINDINGS

VARIANCE

1. Because of exceptional or extraordinary circumstances or conditions applicable to the property, or use, including size, shape, topography, location or surroundings, the strict application of the ordinance is found to deprive the property owner or privileges enjoyed by other properties in the vicinity and within the same zoning district. ***Finding met.***

Although the lot area of the property is larger than code standards of the R-0 zoning, the lot shape is triangular with a large curved front yard area. The existing home was constructed with the orientation of the house and garage facing the street frontage. The strict application of the setback standard would deprive the property owner from making additions without requesting a variance for the rear setback.

The requested Variance will allow the applicant to expand the house while maintaining a consistent Ranch style design with other homes in the neighborhood. The proposed exterior material modifications are attractive and update the home.

2. The granting of the Variance will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the same zoning district. ***Finding met.***

The garage addition would not be detrimental to the public welfare or injurious to the property/neighborhood, since the area of the addition functions similarly to a reducible front yard which has a front setback requirement of 9 feet. The front property line is approximately 117.6 feet in length and the area of the garage would be located behind an existing six-foot wooden fence. In addition, the proposed garage has been designed to eliminate two existing nonconformities on the lot: rear yard setback and driveway depth.

3. Upon granting of the Variance, the intent and purpose of the ordinance will still be served and the recipient of the Variance will not be granted special privileges not enjoyed by other surrounding property owners within the same zoning district. ***Finding met.***

The intent of the front setback requirement is to provide sufficient light, air, and visual clearance when viewed from the street and neighboring properties. The proposed garage addition encroaches approximately 105 square feet into the required front yard setback, which is approximately 20% of the total garage size. As mentioned above, the area of the garage functions similarly to a reducible

front yard on the long front property line and would be behind an existing six-foot fence. Granting of the Variances would not constitute a special privilege as the property already provides an extensive front yard area in front of the main residence. Approval of the Variance would allow the applicant to enjoy a similar privilege as the triangular-shaped corner lots in the neighborhood that have reducible front yards.