

CITY COUNCIL NOVEMBER 9, 2021



2912 CRESTVIEW DRIVE

- Variance for Driveway Setback
- Variance for Patio Setback
- Variance for Shed Expansion Setback
- Variance for Impervious Surface

2912 CRESTVIEW DRIVE FENCE HEIGHT VARIANCE



2912 CRESTVIEW DRIVE

VARIANCES TO DRIVEWAY, PATIO, AND SHED SETBACKS, IMPERVIOUS SURFACE

- Expanded Driveway w/ 2 foot setback (5 req'd)
- Patio, with 2 foot setback (5 req'd)
- Expanded Shed w/ 0 setback (5 req'd)
- Impervious Surface to 43% (40% req'd)



2912 CRESTVIEW DRIVE

VARIANCE CRITERIA SUMMARY

VARIANCE CRITERIA:

- Use is a reasonable one, given the character of the neighborhood
- Unique conditions exist on the property
- Those conditions create practical difficulties in putting the property to that reasonable use; and
- Conditions cannot be created by the owner;
- Conditions cannot be solely economic in nature.

2912 CRESTVIEW DRIVE VARIANCES - STAFF RECOMMENDATIONS

Staff and Planning Commission recommend the following:

1. **Side Yard Setback Variance for Driveway**, reducing the required 5 foot setback to 2 feet. Staff and Planning Commission recommend **approval**, based on a finding that the current garage and driveway are inadequate to provide reasonable access and parking area on the property, and that further expansion to the interior of the lot would create other zoning issues.
2. **Side Yard Setback Variance for Patio**, reducing the required 5 foot setback to 2 feet. Staff and Planning Commission recommend **denial**, based on a finding that the threshold requirements for unique conditions and definition of reasonable use are not met according to the requirements of the zoning ordinance for variance consideration. A portion of the patio should be removed to meet the 5 foot setback.

2912 CRESTVIEW DRIVE VARIANCES - STAFF AND PLANNING COMMISSION RECOMMENDATIONS

3. **Side and Rear Yard Setback Variance for Shed Expansion** from 5 feet to 0 feet. Staff and Planning Commission recommend **denial**, based on a finding that the threshold requirements for unique conditions and definition of reasonable use are not met according to the requirements of the zoning ordinance for variance consideration. The applicant may choose to remove a portion of the shed to retain the prior non-conformity setbacks for a 10' by 10' shed, or relocate the expanded shed to meet the 5 foot setback.
4. **Impervious Surface Variance** from 40% maximum coverage to 43% coverage. Staff and Planning Commission recommend **denial**, based on a finding that the threshold requirements for unique conditions and definition of reasonable use are not met according to the requirements of the zoning ordinance for variance consideration. The applicant should work with Code Enforcement to remove at least 220 square feet of impervious area (this amount based on staff estimates), or provide a survey that demonstrates a different amount of removal to meet the maximum allowable coverage of 40% (3,715 square feet).