

Board of Adjustment Agenda Memo

From: Ryan Miller, City Planner

Meeting: July 10, 2023

Subject: Rebelein Variance – Front Porch Setback – 1838 Santee Pass

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Dennis and Tammy Rebelein have made a request to build a deck within the front yard setback. Porches, decks and platforms exceeding 30 inches in height shall not project into any required yard area. Doors and landings may extend into the front yard a maximum of 48 inches.

Item Details:

The front entrance to the home at 1838 Santee Pass is located on the second story, requiring a staircase leading to the front door landing. The home has an existing landing with stairs and the homeowners intend to replace this after completing other renovations to the home. The current landing is 6 feet x 8 feet with a 6-foot projection from the home and a 27.8-foot setback from the front. The home is in a Residence R-1B single-family district which requires a 30-foot front yard setback. The original deck was not granted a setback at the time of construction.

The new landing is proposed to be 9 feet x 12'10". The proposal increases the projection from the home by 3 feet and the new setback would be roughly 25.25'. The applicant is seeking a setback of no more than 24'.

The variance request is similar to proposals approved at 152 2nd Avenue and 1334 Westminster Drive. In July 2021, the Board of Adjustment approved a variance at 1334 Westminster Drive for a front porch projecting ten feet into the front yard with a setback of fifteen feet. In October 2022, the Board of Adjustment approved a variance at 152 2nd Avenue for a front porch projecting seven feet into the front yard with a setback of ten feet.

Options and Recommendation:

The Board of Adjustment has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

Staff recommends approval.

Supporting Documentation:

1. Hearing Notice
2. Location Map
3. Application
4. Site Plans