

Board of Adjustment Agenda Memo

From: Ryan Miller, City Planner
Meeting: July 10, 2023
Subject: Kahle Variance – Front Yard Setback – 1721 15th Street
Person(s) Responsible: Ryan Miller, City Planner

Summary:

John Kahle has submitted a request for a variance for a reduced front yard setback of 19.1 feet. The required front yard setback in the Residence R-1B single family district is 30 feet. The applicant received a variance for a 20-foot front yard setback for the project in 2019 but the project was delayed due to the COVID-19 outbreak.

Item Details:

At the August 2019 Board of Adjustment meeting, Mr. Kahle received approval for a garage expansion project. The project would add a third stall to the garage with a total expansion area of 12' x 32'. The home is located on a corner lot of 15th Street and Sawgrass Drive. The 32' depth of the proposed garage expansion would have created a 20' front yard setback along the secondary frontage of Sawgrass Drive, which curves along the west side of the property. The plans at the time include possible living space above the garage. The project was delayed due to the COVID-19 outbreak. That variance has since expired.

Since then, the applicant has added a covered porch in the rear of the garage and is now looking to proceed with the garage expansion but would like to add an additional four feet in depth to the project. The additional four-feet is requested in order to better align access to the garage from the new rear-porch area. The four-foot extension would reduce the front yard setback along Sawgrass Drive to 19.1 feet. Living space above the garage is no longer planned.

Staff supports approval of the originally approved 20-foot front yard setback for the garage expansion but does not support a reduction of the setback to 19.1 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 of the 20-foot setback originally approved in 2019.

Supporting Documentation:

1. Hearing Notice
2. Location Map
3. 2019 Application
4. 2023 Application
5. Site Plan
6. Pictures