

Board of Adjustment Agenda Memo

From: Ryan Miller, City Planner

Meeting: July 2, 2024

Subject: Granum Variance – Driveway – 1515 Steamboat Trail

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Chantel Granum has made a request for a variance on Lot 3 in Block 16 of Timberline Addition, also known as 1515 Steamboat Trail. The request is for a 10-foot driveway expansion, for a total of 32-feet in width, within the minimum front yard setback area. The width of a driveway may be up to 24-feet in width, and an expansion of the driveway width may only occur in the area between the driveway and the side lot line facing the outer wall of an attached garage.

Item Details:

1515 Steamboat Trail is located at the corner of Steamboat Trail and Brighton Road. The property includes a single-family home with an attached garage and existing 22-foot driveway. The garage is located on the side of the home closest to the intersection of Steamboat Trail and Brighton Road. This requires any expansion of the driveway beyond the width of the existing garage to seek a variance due to the expansion being located within the secondary front yard of Brighton Road.

The applicant is asking to widen the driveway by 10-feet within the Steamboat Trail front yard area and 13-feet within the Brighton Road front yard area. The request would require two variances. The first variance would be to allow front yard parking within the Brighton Road front yard area. The second would be to allow for a driveway width of greater than 24-feet.

An expansion of the driveway beyond 24-feet would be permitted as long as the expansion occurred in the area between the driveway and the side lot line facing the outer wall of an attached garage. Had the garage been located on the opposite side of the home, a similar but reversed expansion of the driveway would be permitted with no variance necessary.

Previous variance requests have been both approved and denied by the Board of Adjustment. Variances at 403 Hunters Ridge, 1002 Christine Avenue and 1637 Cardinal Drive were approved with a condition that no driveway be allowed from the adjacent side street. In 2021, a similar variance request was denied for a project at 1927 Tanbury Lane.

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 variance request with the following condition:

- No additional access drive permitted onto Brighton Road.

Supporting Documentation:

Hearing Notice

Location Map

Variance Application

Site Plan