

Board of Adjustment Agenda Memo

From: Ryan Miller, City Planner

Meeting: December 5, 2023

Subject: Fogelson Variance – Rear Yard Setback – 1506 Breckenridge Ln

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Scott and Amanda Fogelson have submitted a variance request on Lot 16 in Block 13 of Camelot Square Addition, also known as 1506 Breckenridge Lane. The request is to encroach the rear yard setback with a deck over thirty inches in height. Decks over thirty inches in height shall not project into any required yard area.

Item Details:

1506 Breckenridge Lane is a single-family home located in a Residence R-1B single-family zoning district. The rear yard setback in the district is twenty-five feet. The owner is planning a deck expansion that will provide access to a raised pool. The deck would be expanded roughly ten feet beyond the existing deck and wrap partially around the above ground pool.

The angle of the rear lot line is not parallel with the rear of the home. The applicant would like the area of the deck expansion to remain even with the angle of the rear of the home as opposed to shaving off a portion of the deck to run parallel with the rear lot line. The applicant would also like to provide sufficient access to the raised pool.

Because of these factors, the applicant is seeking a variance for a 6-foot sliver of the deck to encroach the rear setback by up to fourteen inches.

The rear yard of 1506 Breckenridge Lane abuts the side yard of 1322 Breckenridge Circle which reduces that amount of potential yard area between the deck and nearby structures on the adjacent lot. The side yard setback at 1322 Breckenridge Circle is eight feet but five feet would be allowed for accessory structures.

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.

Supporting Documentation:

Hearing Notice

Location Map

Variance Application

Site Plan