



Legislation Text

File #: 20-3658, **Version:** 1

ZBA#20-006: Request for a Variance to Section 4500.B of the Zoning Ordinance to allow an addition to the house to encroach approximately 15 feet into the required 25-foot rear yard setback at 3205 Penny Lane; Adam and Ashley Coffman

The applicants propose to build a 362 square foot garage addition onto the house. The addition will be located approximately 10 feet from the rear property line. The applicants are requesting a variance to allow the garage to encroach 15 feet into the required 25-foot rear yard setback.

Section 4500.B of the Zoning Ordinance requires a minimum 25-foot rear yard for residences in the PR District. PR District lots follow the same requirements as lots in the SF-12/22 District.

The purpose of a variance is to relieve hardship, not to confer benefits that are not enjoyed by neighboring properties. According to Section 8400.E.3 of the Zoning Ordinance, the Board may grant a variance if the following conditions are met:

- a. That the granting of the variance will not be contrary to the public interest; and
- b. That literal enforcement of the ordinance will result in unnecessary hardship because of exceptional narrowness, shallowness, shape, topography or other extraordinary or exceptional physical situation or physical condition unique to the specific piece of property in question. "Unnecessary hardship" shall mean physical hardship relating to the property itself as distinguished from a hardship relating to convenience, financial considerations or caprice, and the hardship must not result from the applicant or property owner's own actions; and
- c. That by granting the variance, the spirit of the Zoning Ordinance will be observed and substantial justice will be done.

Attachments:

Maps and supporting information

Site plan and exhibits

Provisions of Sections 4101.C and 4500.B