

File No.: Z-10056

Owners: John Saterfield

Applicant: Don Perrymore, Perrymore Construction

Address: 5412 Centerwood Rd

Legal Description: PROSPECT TERRACE #2 E30' OF 91 & ALL OF 92

Zoned: R-2

Present Use: Single-family Residence

Proposed Use: Single-family Residence

Variance(s) Requested: A variance is requested from the area provisions of Section 36-156 to permit more than 30% coverage of the rear yard for an accessory structure.

Justification: The applicant's justification is presented as per the submitted letter.

STAFF REPORT :

A. Planning and Development Civil Engineering Comments:

No Comments.

B. Buffering and Landscape Comments:

In October 2020 the City adopted the "Heights Landscape Design Overlay District," requiring installation of one tree per 40 linear feet of street frontage within the Heights District Boundary, applicable to [among other types] residential construction in excess of 600 square feet.

C. Building Codes Comments:

No Comments.

D. Staff Analysis:

The property at 5412 Centerwood Rd is in a predominantly R-2 zoned neighborhood, within the Heights Landscape Design Overlay District.

The applicant is proposing to add an additional room to the existing residence, a covered porch, and a three-car garage behind the existing residence on the north side on the property.

The addition to the existing property effectively alters where the rear yard begins. The new rear yard is 36 feet deep by 80 feet long, making it 2880 square feet. The proposed garage is 25 feet deep by 45 feet long making it 1125 square feet, which exceeds the allowed 30%.

Section 36-156(2)(c) requires the accessory building not to occupy more than thirty percent (30%) of the required rear yard area. Therefore, the applicant is requesting a variance to allow the new accessory structures to exceed the coverage requirements to a maximum of fifty-seven percent (57%).

Staff is supportive of the requested variance to allow the accessory structures to occupy more than 30% of the rear yard area. Staff views the request as reasonable. The proposed garage will not be out of character with other accessory structures throughout this neighborhood and believes an increased area coverage will have no adverse impact on the adjacent properties or the general area.

E. Staff Recommendation:

Staff recommends approval of the requested rear yard coverage to a maximum of 57% as per the above staff analysis and the submitted survey / site plan sketch subject to the following conditions:

1. A building permit being obtained for all construction.
2. Install trees, if deemed applicable at the time of building permitting, in accordance with Heights Landscape Design Overlay District requirements.