

APPLICATION NUMBER

5300

A REQUEST FOR

**SIDE YARD VARIANCE TO ALLOW A 528 SQUARE
FOOT ADDITION 'IN-LINE' WITH THE EXISTING
DWELLING 5' FROM THE SIDE (NORTH) PROPERTY
LINE; A MINIMUM SIDE YARD SETBACK OF 7.14' IS
REQUIRED FOR A LOT THAT IS 50' WIDE AT THE
BUILDING SETBACK LINE IN AN R-1, SINGLE-FAMILY
RESIDENTIAL DISTRICT**

LOCATED AT

117 FLORENCE PLACE

(West side of Florence Place, 425' ± North of Old Shell Road)

APPLICANT/OWNER

JEFFERY W. JURASEK

BOARD OF ZONING ADJUSTMENT

APRIL 2005

The applicant is requesting a Side Yard Setback Variance to allow a 528 square foot addition "in-line" with the existing dwelling 5' from the side (North) property line; a minimum side yard setback of 7.14' is required for a lot that is 50' wide at the front building setback line in an R-1, Single-Family Residential District.

The applicant simply states the 528 square foot master bedroom and bathroom addition to the existing dwelling will be 'in-line' with the existing dwelling 5-feet from the side (North) property line.

Although the site is not within a historic district it is located in an older neighborhood that far predates the adoption of the current Zoning Ordinance. The proposed addition would maintain the residential character of the neighborhood and the Board has been mindful of the unique character of older areas when considering site variance applications. Furthermore, the Board has been sympathetic in granting variances in urban areas of the city, especially when the addition is "in-line" with the existing structure.

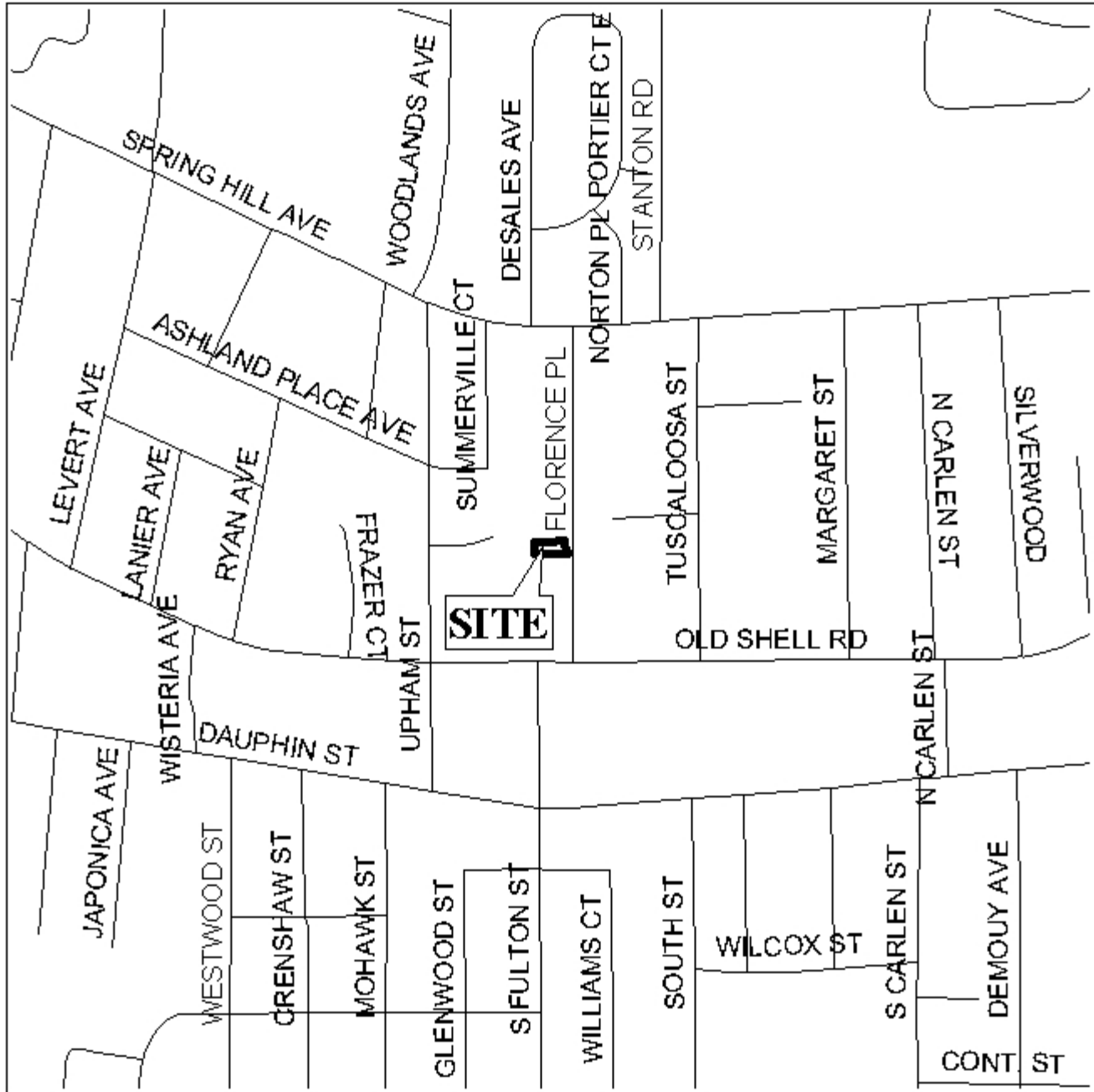
The Zoning Ordinance states that no variance shall be granted where economics are the basis for the application; and, unless the Board is presented with sufficient evidence to find that the variance will not be contrary to the public interest, and that special conditions exist such that a literal enforcement of the Ordinance will result in an unnecessary hardship. The Ordinance also states that a variance should not be approved unless the spirit and intent of the Ordinance is observed and substantial justice done to the applicant and the surrounding neighborhood.

As illustrated on the Vicinity Map and Site Plan, the proposed addition would be "in-line" with the existing dwelling, and corresponds to the setbacks of the existing dwellings on adjacent properties.

RECOMMENDATION 5300**Date: April 4, 2005**

Based upon the preceding, this application is recommended for approval subject to the following condition: 1) provision of gutters and downspouts.

LOCATOR MAP



APPLICATION NUMBER 5300 DATE April 4, 2005

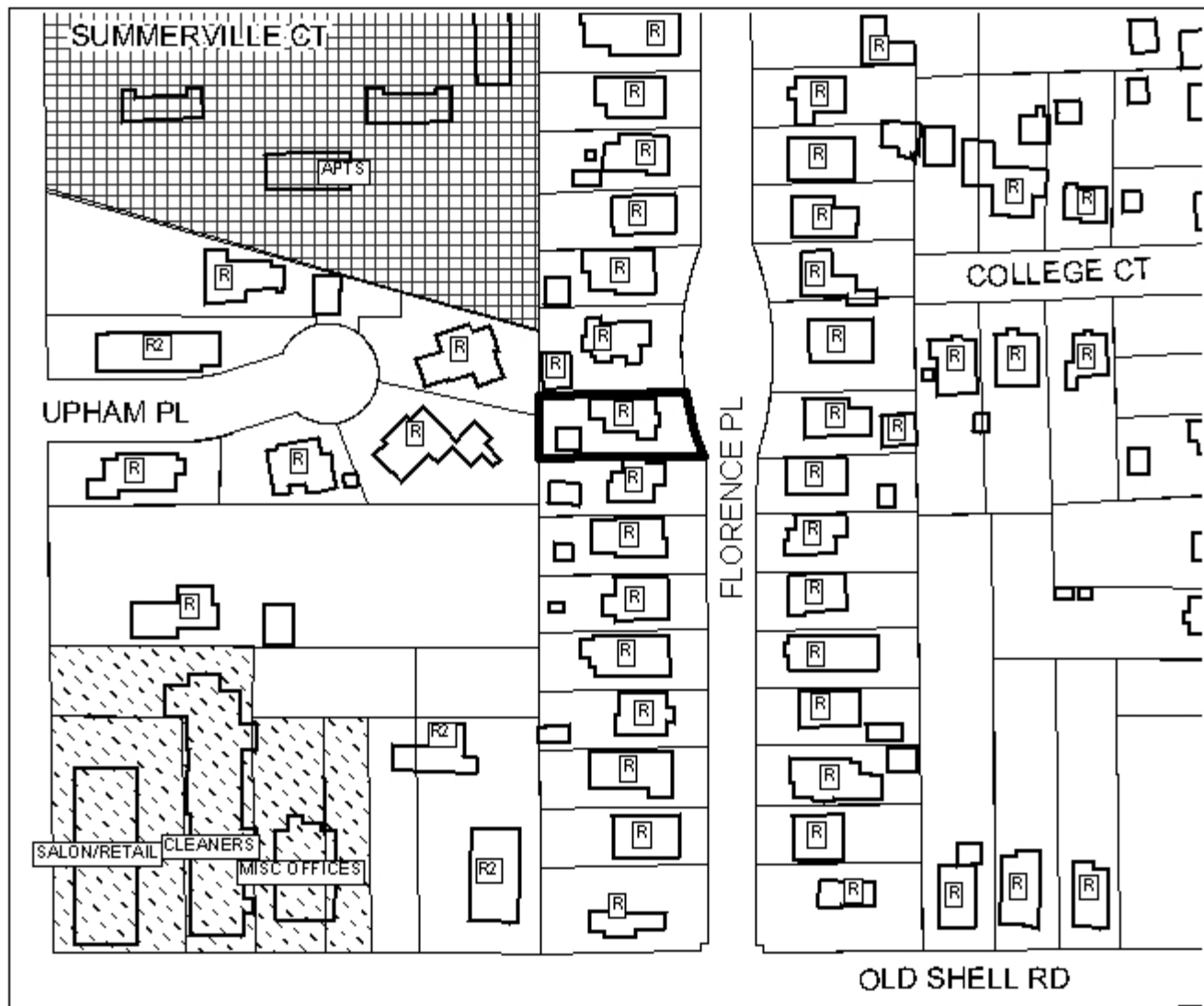
APPLICANT Jeffery W. Jurasek

REQUEST Side Yard Setback Variance



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BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential dwellings.

APPLICATION NUMBER 5300 DATE April 4, 2005
 APPLICANT Jeffery W. Jurasek
 REQUEST Side Yard Setback Variance

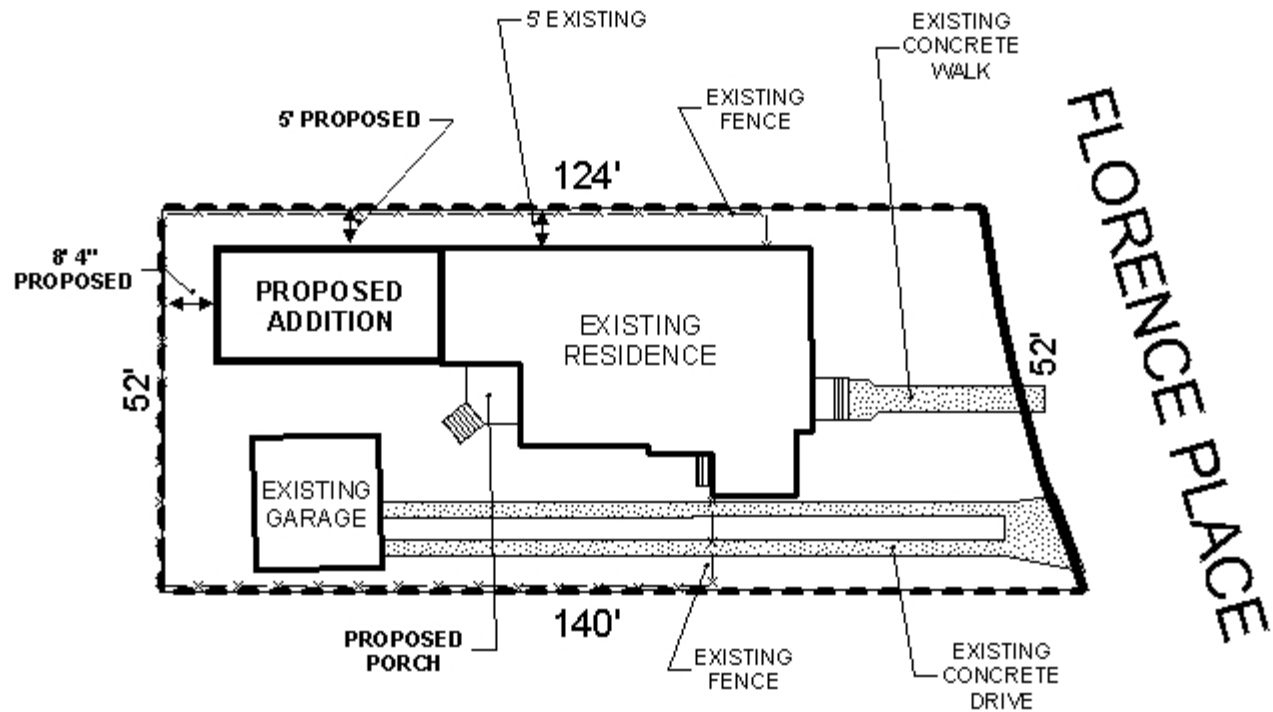
LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2

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SITE PLAN



The site is located on the West side of Florence Place, 425' North of Old Shell Road.
The plan illustrates the existing and proposed structures and setbacks.

APPLICATION NUMBER 5300 DATE April 4, 2005
APPLICANT Jeffery W. Jurasek
REQUEST Side Yard Setback Variance

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