

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: June 7, 2021****CASE NUMBER**

6348

APPLICANT NAME

Merrill Pratt Thomas, Jr.

LOCATION4458 Emperor Drive
(North side of Emperor Drive, 240'± West of Schwaemmle Drive)**ANALYSIS**

This is a request for a six (6)-month extension of a previously approved Side Yard Setback Variance to allow construction of a carport/storage structure less than 8' from a side property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires at least an 8' side yard setback for structures in an R-1, Single-Family Residential District.

The Variance was approved at the October 5, 2020 meeting of the Board of Zoning Adjustment. This is the first extension request since the Variance was approved.

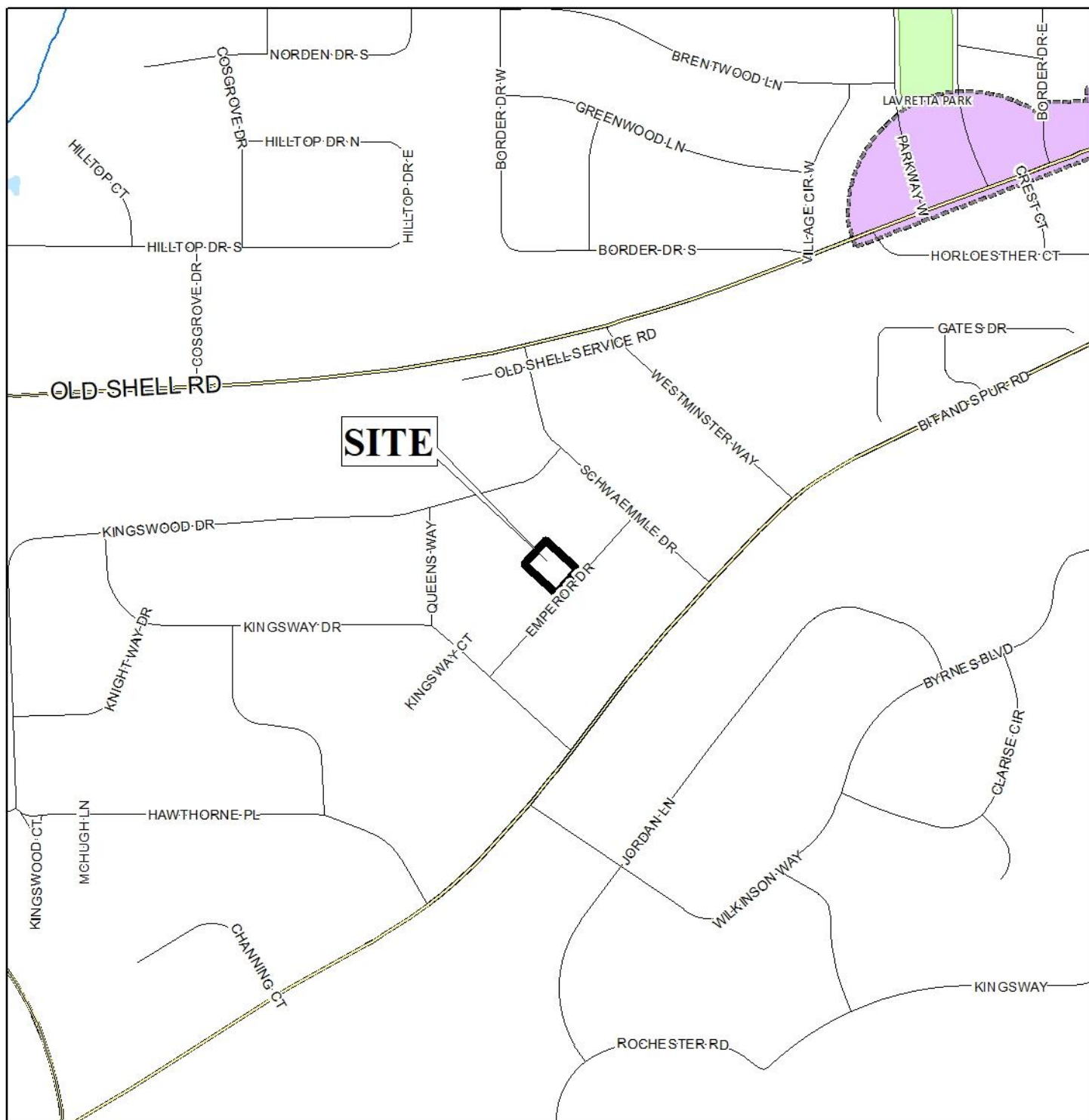
The applicant states: "Sub-contractors have been unavailable to start the job within the allowed timeframe."

There have been no changes in the surrounding area that would affect the Variance as previously approved; nor have any changes to the Ordinance affected the previous approval. Considering this and the circumstances regarding the pandemic, approving the request for a six (6)-month extension of the Variance may be appropriate.

RECOMMENDATION:

Based on the preceding, staff recommends Approval of the request for a six (6)-month extension of the Variance approval.

LOCATOR MAP



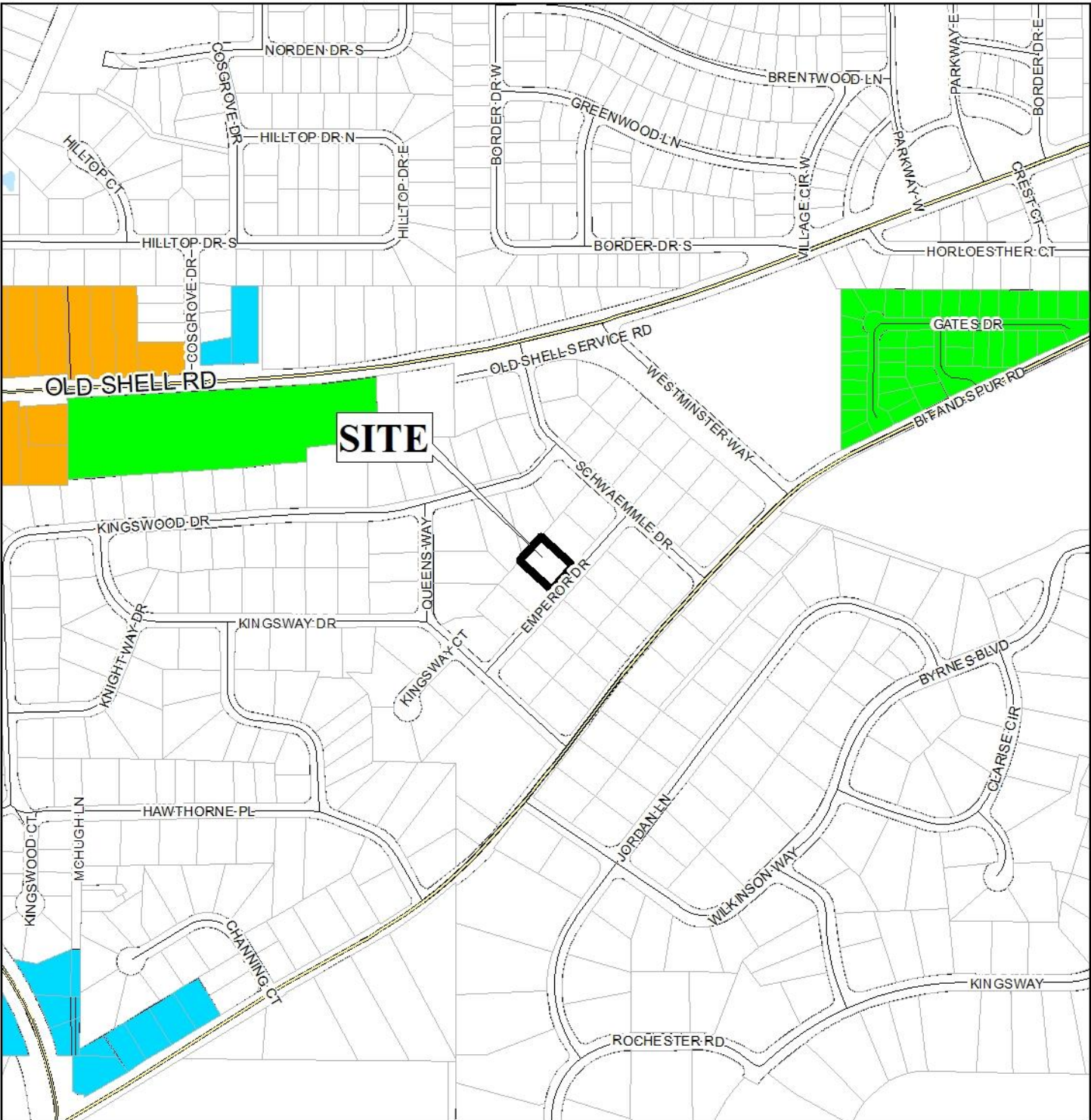
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REQUEST Side Yard Setback Variance



LOCATOR ZONING MAP



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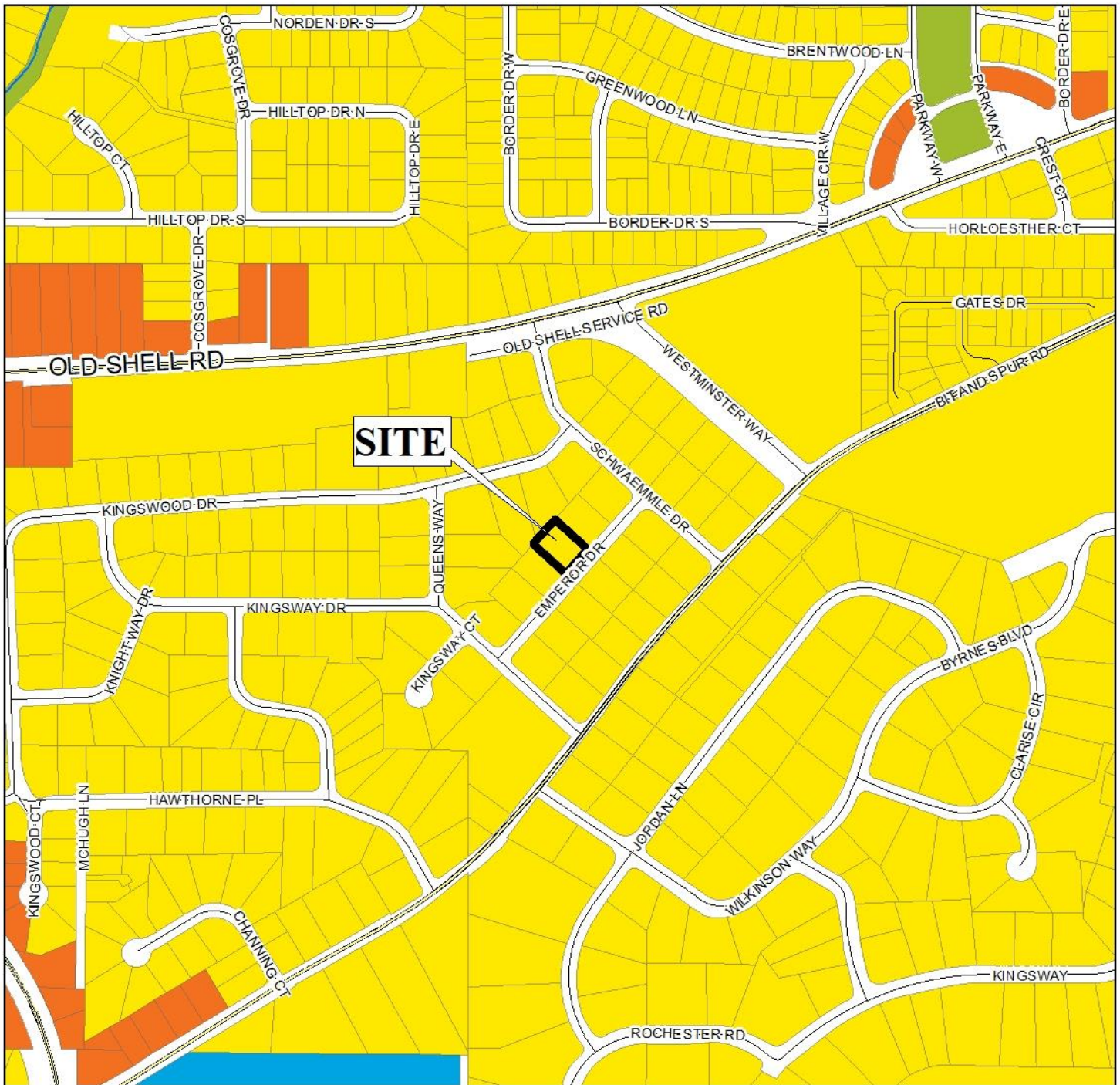
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FLUM LOCATOR MAP



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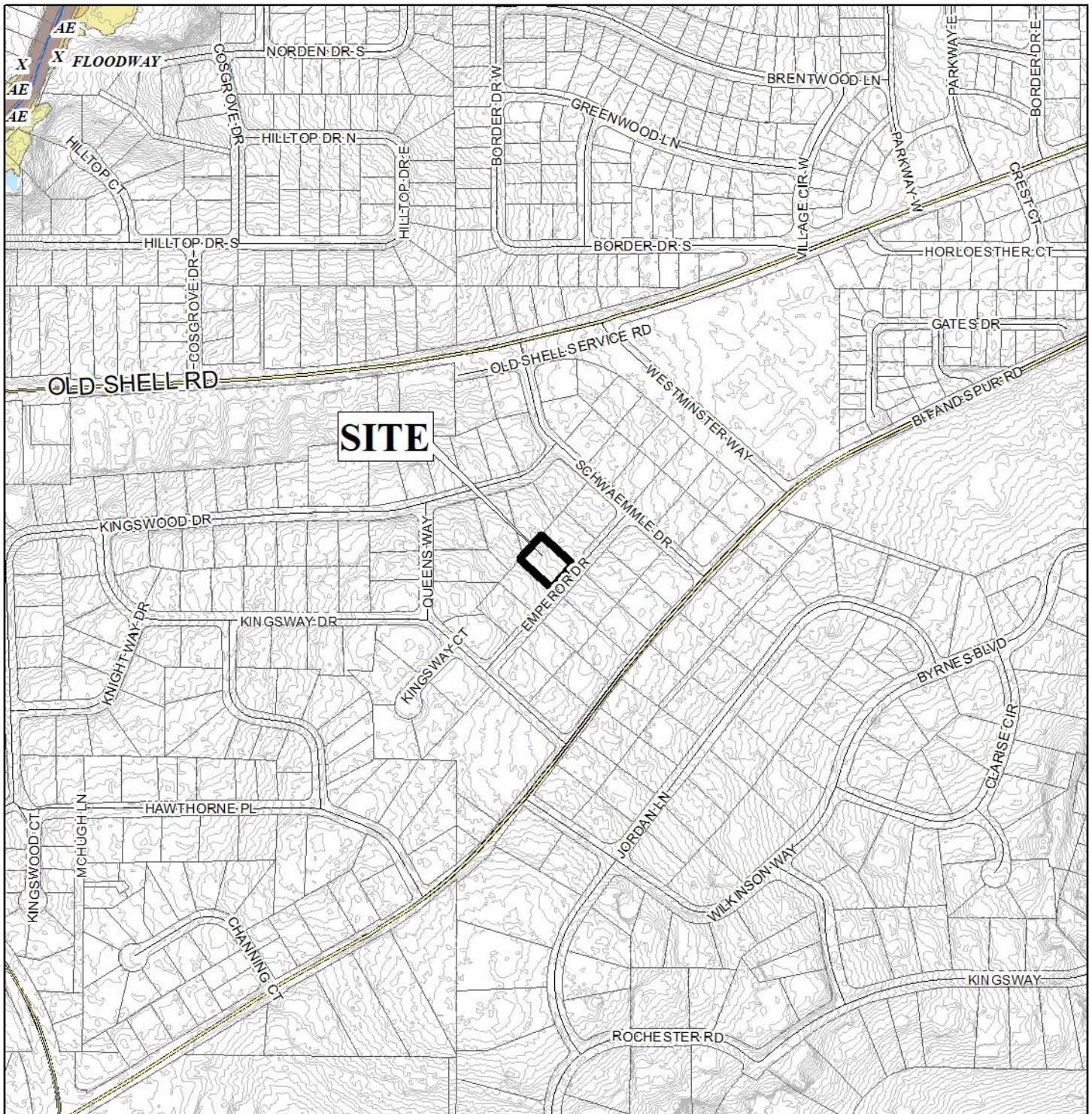
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Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



ENVIRONMENTAL LOCATOR MAP



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BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

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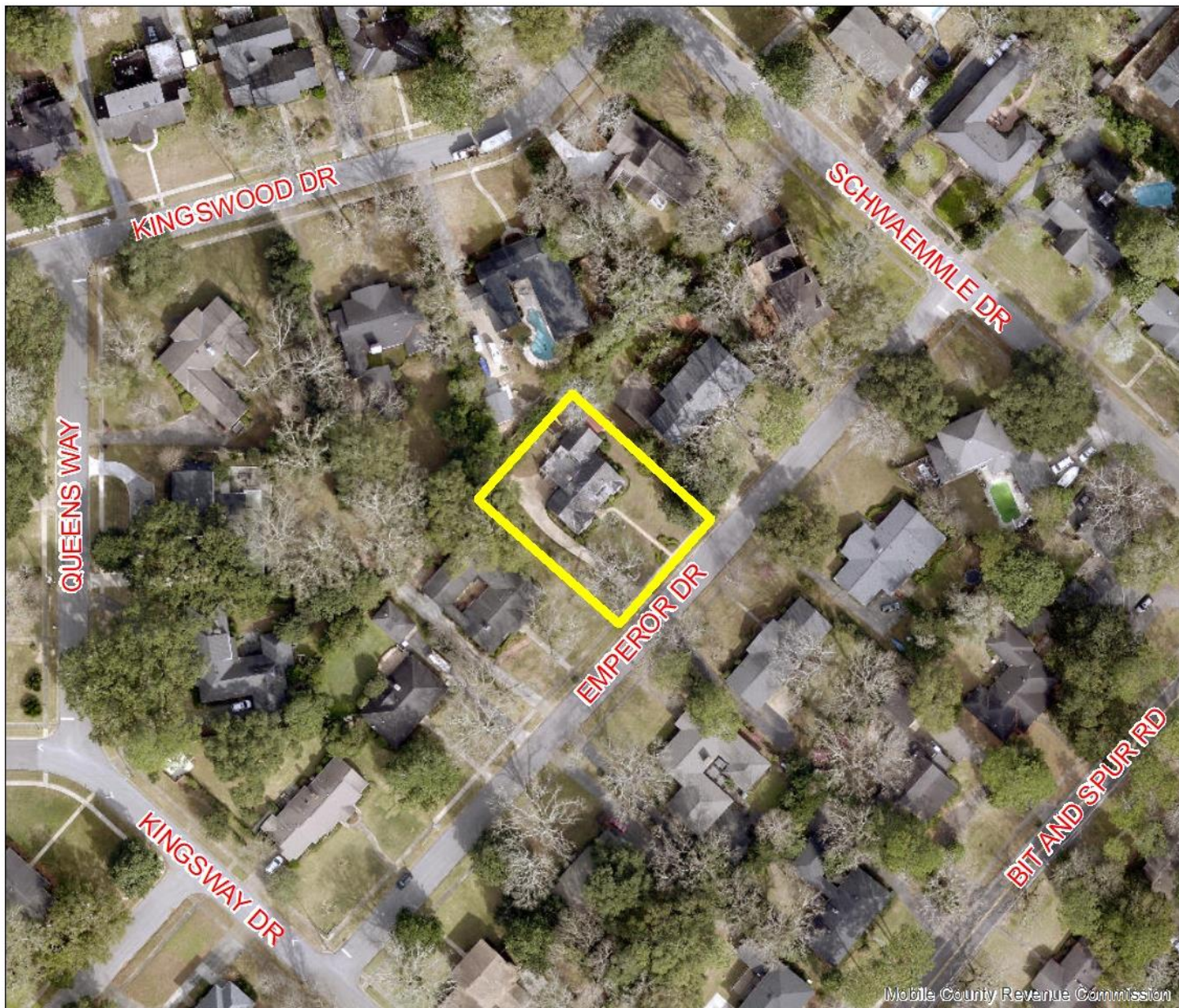
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 R-A	 R-3	 T-B	 B-2	 B-5	 MUN	 SD-WH	 T5.1
 R-1	 R-B	 B-1	 B-3	 I-1	 OPEN	 T3	 T5.2
 R-2	 H-B	 LB-2	 B-4	 I-2	 SD	 T4	 T6



BOARD OF ADJUSTMENT

VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units.

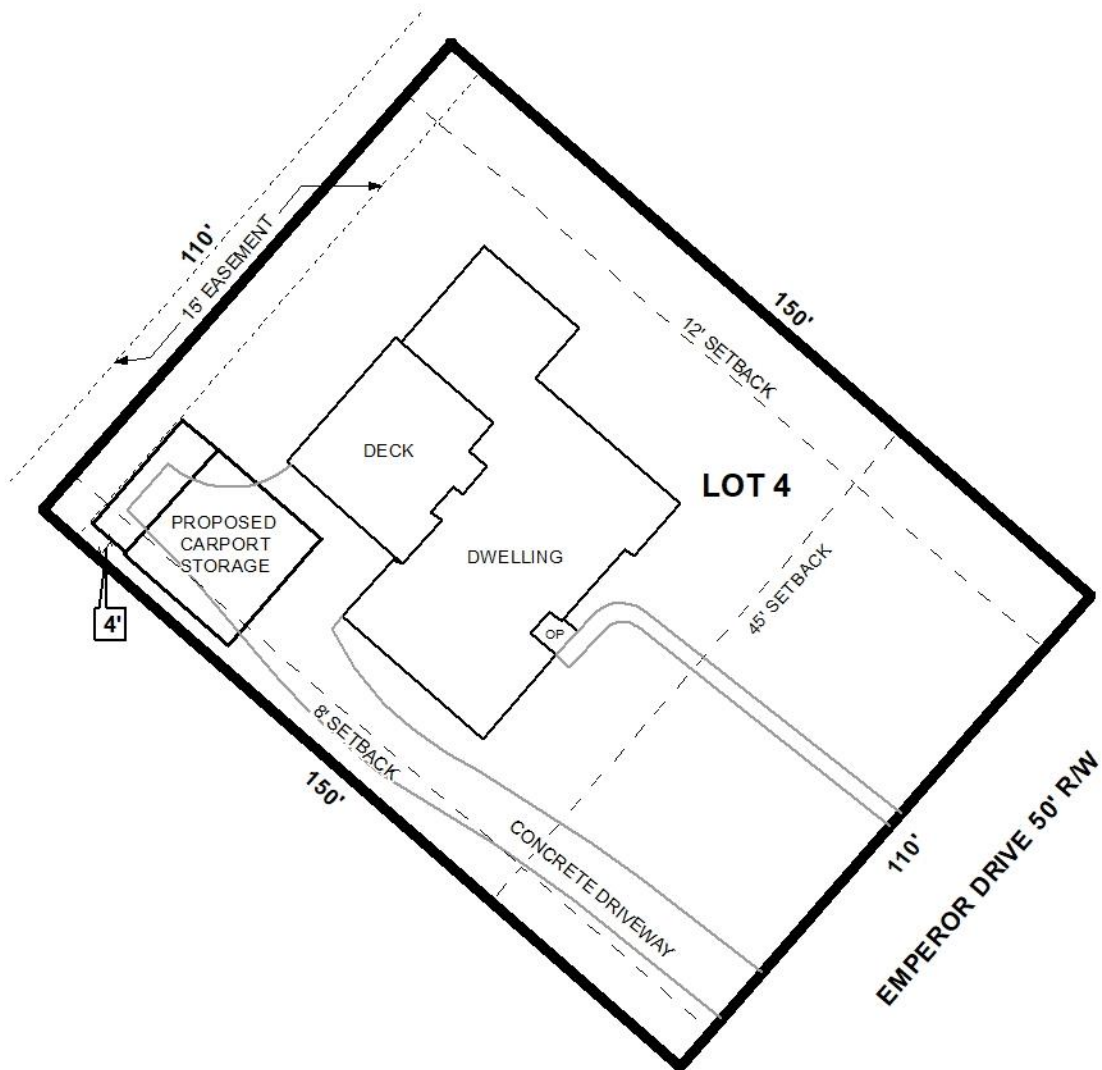
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SITE PLAN



The site plan illustrates the proposed carport, existing dwelling, setbacks and easement.

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