

**BOARD OF ZONING ADJUSTMENT  
STAFF REPORT****Date: January 9, 2016****CASE NUMBER**

6037

**APPLICANT NAME**

Laura Zacher

**LOCATION**

1006 ½ & 1008 Caroline Avenue  
(North side of Caroline Avenue, 190'± West of Common Street)

**ANALYSIS**

This is a request for a six-month extension of a previously approved front and side yard setback variance. The subject site is located on the North side of Caroline Avenue, 190'± West of Common Street, and is located in Council District 2.

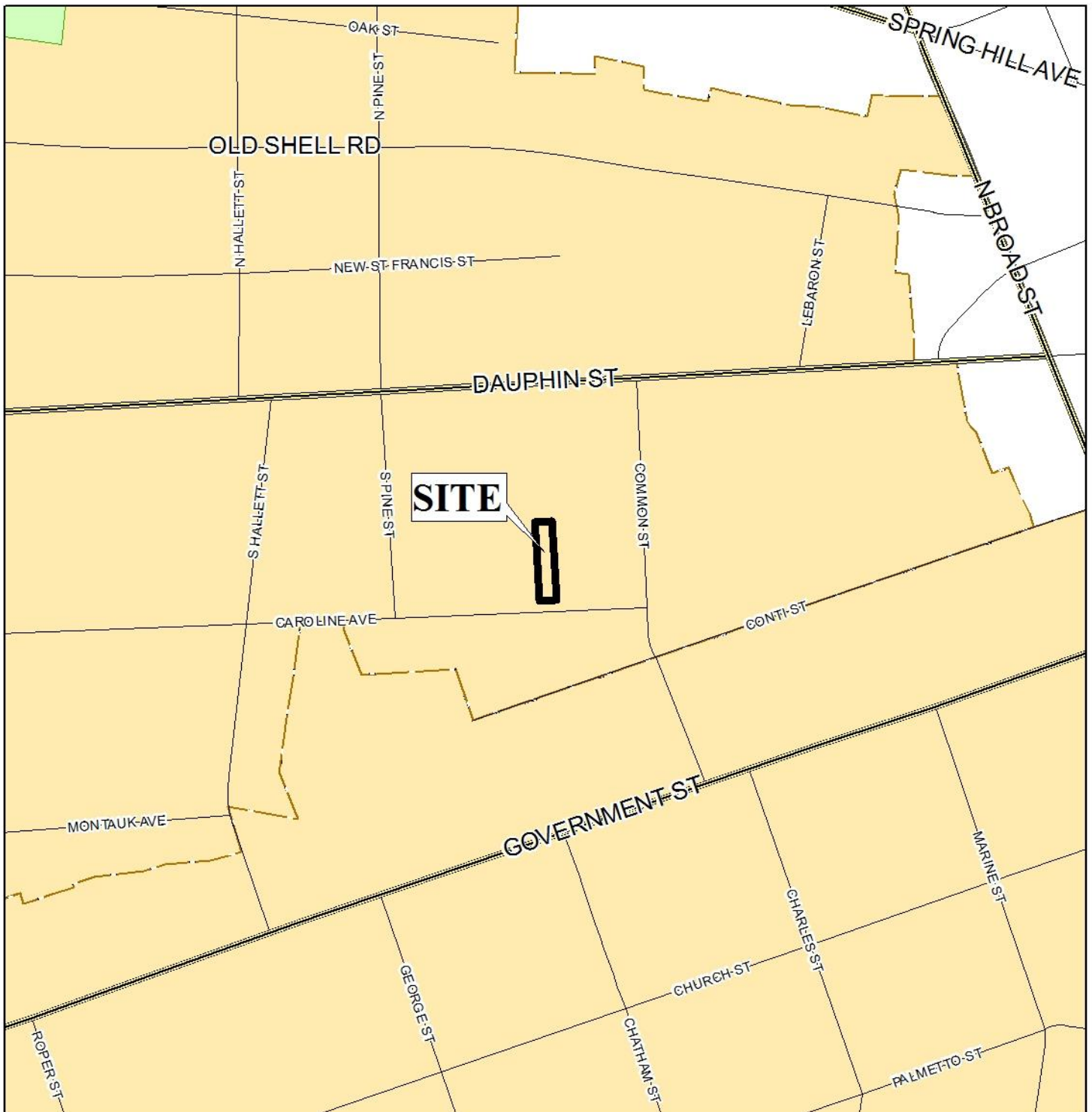
This is the first extension request since the variance was originally approved at the Board of Zoning Adjustment's May 2, 2016 meeting. The applicant states that the reason for the request for extension is that the architect failed to meet the extension deadline. The applicant also states that no changes have been made to the plans that were previously approved.

Applications for building permits have been submitted, and approval of the extension request will allow Planning Staff to approve the building permits.

**RECOMMENDATION:**

Based on the preceding, staff recommends the extension be approved; however the applicant should be aware that future extensions are unlikely.

# LOCATOR MAP



APPLICATION NUMBER 6037 DATE January 9, 2017

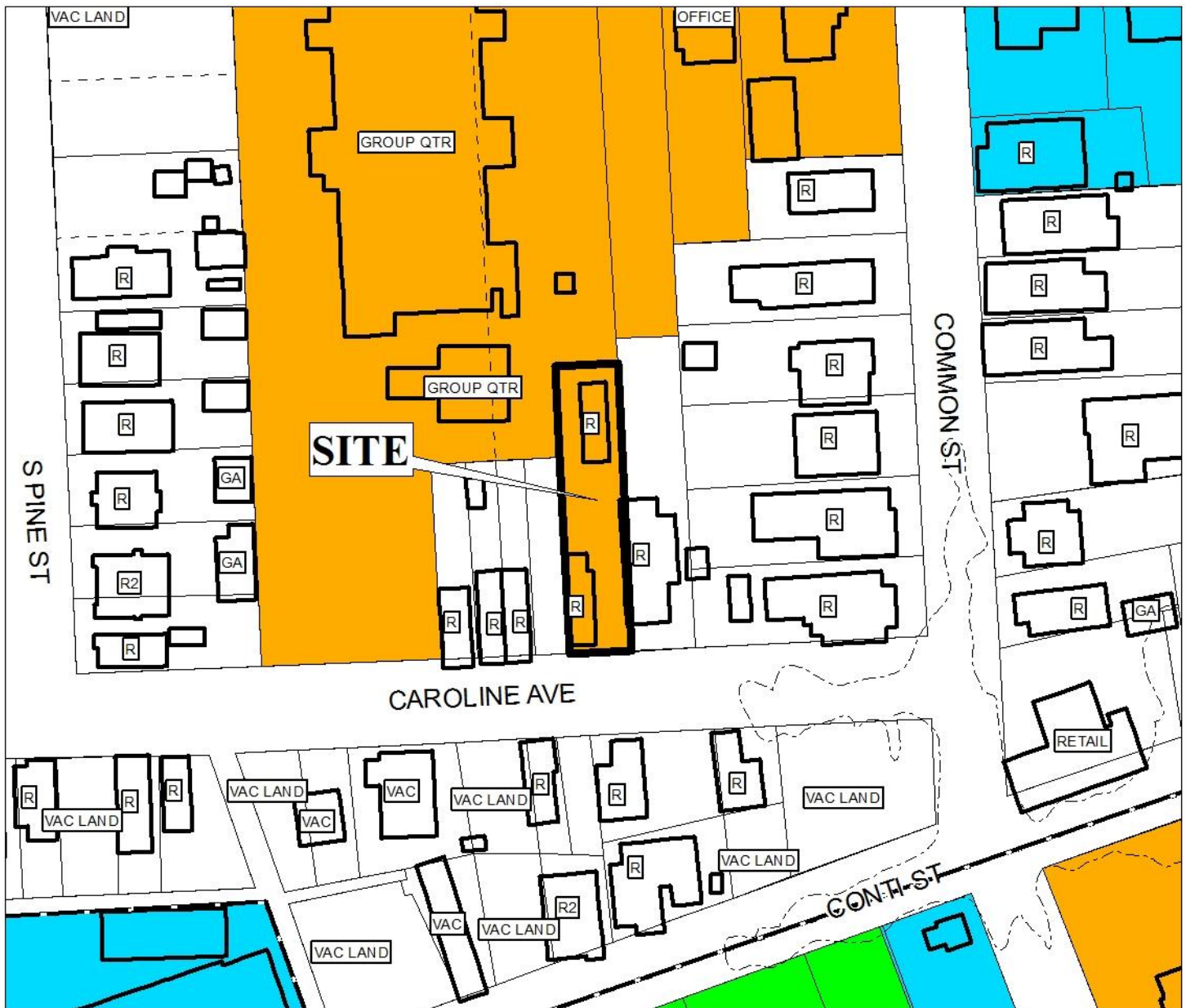
APPLICANT Laura Zacher

REQUEST Front and Side Yard Setback Variances



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# BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

APPLICATION NUMBER 6037 DATE January 9, 2017

APPLICANT Laura Zacher

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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

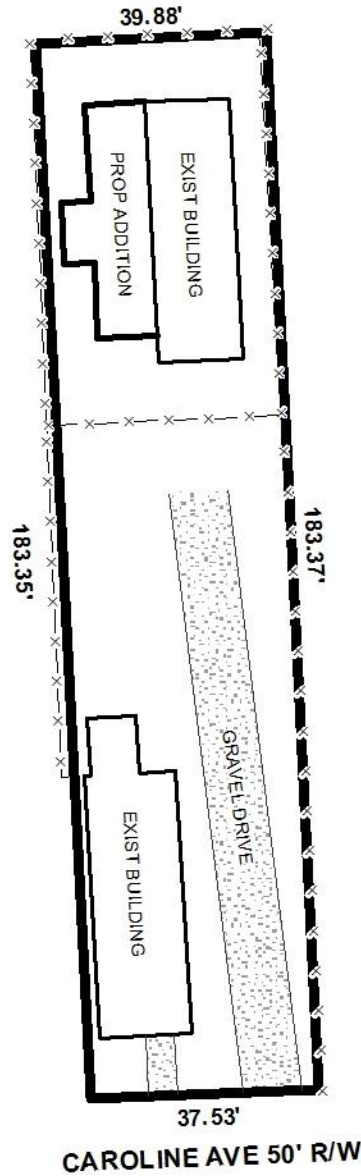


The site is surrounded by residential units.

APPLICATION NUMBER	6037	DATE	January 9, 2017
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# SITE PLAN



The site plan illustrates the existing buildings, gravel drive, and proposed addition.

APPLICATION NUMBER 6037 DATE January 9, 2017

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