

APPLICATION NUMBER

5110

A REQUEST FOR

**SIDE YARD SETBACK VARIANCE TO ALLOW THE
CONSTRUCTION OF A 29' X 23' GARAGE/STORAGE
BUILDING 4' FROM THE NORTH SIDE PROPERTY
LINE; A MINIMUM SIDE YARD SETBACK OF 8' IS
REQUIRED IN AN R-1, SINGLE-FAMILY RESIDENTIAL
DISTRICT.**

LOCATED AT

306 BROMLEY PLACE

(West side of Bromley Place, 125'± South of Airport Boulevard)

APPLICANT

J. REID & REBECCA W. CUMMINGS

BOARD OF ZONING ADJUSTMENT

MAY 2002

The applicant is requesting a Side Yard Setback Variance to allow the construction of a 29' x 23' garage/storage building 4' from the north side property line; a minimum side yard setback of 8' is required in an R-1, Single-Family Residential District.

The applicant states that they wish to construct a freestanding carport/storage building 4' from the property line. The applicant's reason for this setback is that he wishes to utilize the existing driveway without creating a maneuvering problem. The applicant states that the hardship is that in order to accommodate the desired storage area within the proposed building, the cars that would be parked in the proposed building would have to negotiate a tight entrance in the proposed building.

The applicant states that the southern portion of the proposed building would be used as the garage and the northern portion as the storage area. If this is the case, the applicant is could extend the building to the west to gain more storage area than what is proposed (storage area in the west end) and still maintain the maneuvering area that he is requesting. This would reduce the width, which would provide the same amount of width for the cars.

The applicant could easily redesign the carport/storage building to meet the required setbacks and still maintain the same maneuvering area.

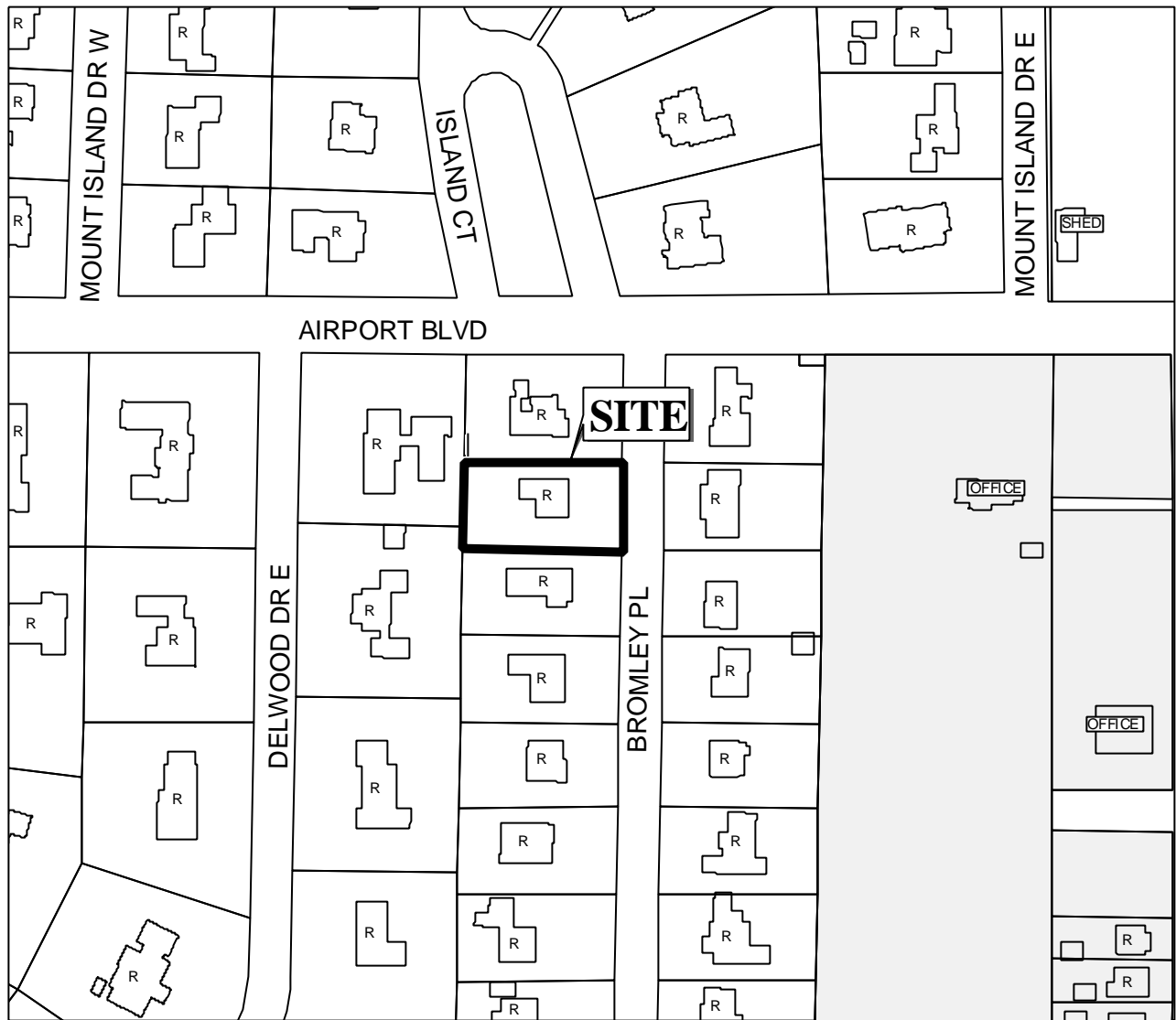
The Zoning Ordinance states that no variance shall be granted where economics are the basis for the application; and, unless the Board is presented with sufficient evidence to find that the variance will not be contrary to the public interest, and that special conditions exist such that a literal enforcement 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.

RECOMMENDATION 5110

Date: May 6, 2002

Based upon the preceding, this application is recommended for denial.

BOARD OF ZONING ADJUSTMENT VICINITY MAP - EXISTING ZONING



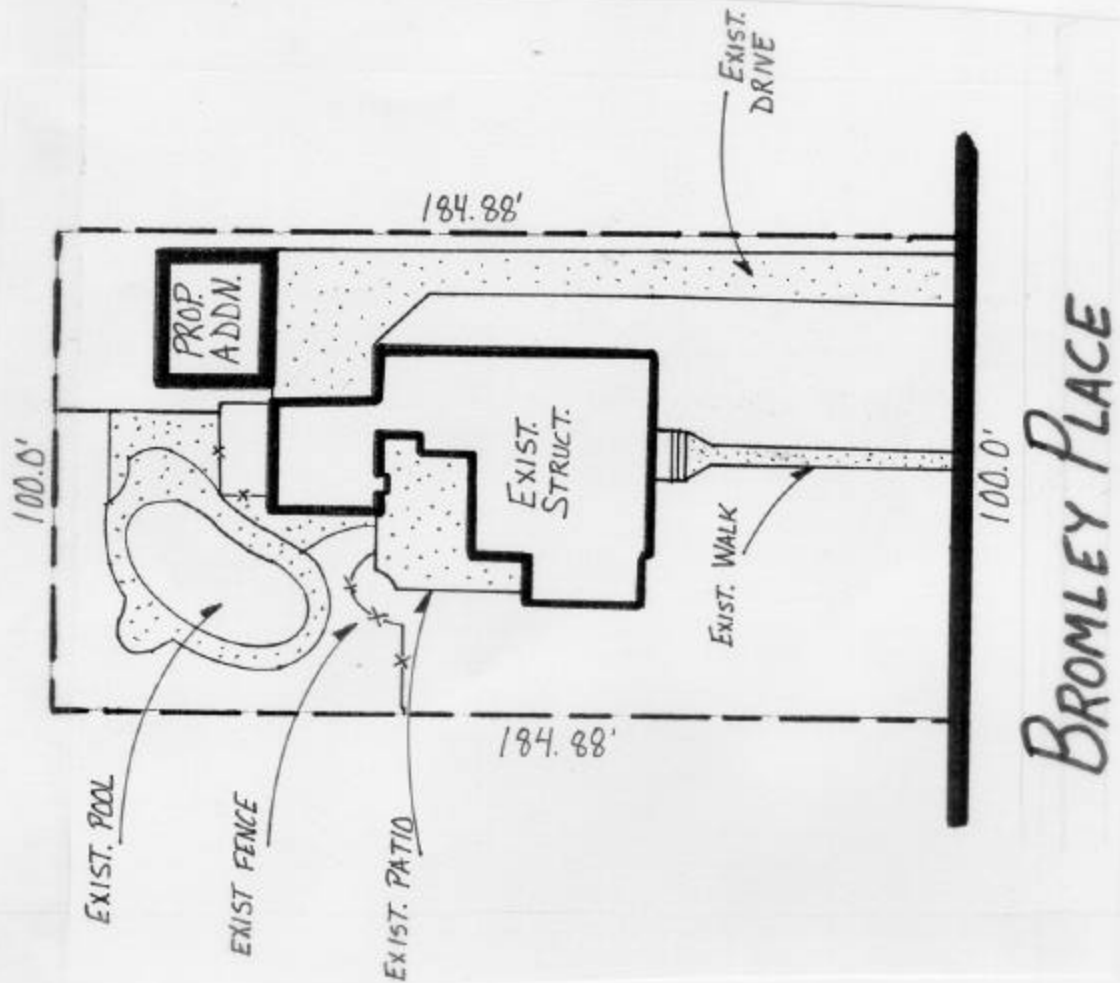
The site is surrounded by single family residential dwellings. There are offices to the east of the site.

APPLICATION NUMBER 5110 DATE May 6, 2002
 APPLICANT J. Reid & Rebecca W. Cummings
 REQUEST Side Yard Setback Variance



LEGEND													
	R-1	R-2	R-3	R-B	H-B	B-1	B-2	B-3	B-4	B-5	I-1	I-2	

SITE PLAN



The site is located on the west side of Bromley Place, 125' south of Airport Boulevard. The plan illustrates the existing structure and the proposed structure.

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USE/REQUEST Side Yard Setback Variance



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