



Legislation Details (With Text)

**File #:** 190754.      **Version:** 1      **Name:**  
**Type:** Petition      **Status:** To Be Introduced  
**File created:** 12/10/2019      **In control:** Development Review Board  
**On agenda:** 12/17/2019      **Final action:**  
**Title:** Variance for John Cowvins, (B)

Petition DB-19-141 VAR: Mr. John Cowvins, Owner, Requesting a variance to increase the Building Placement from 20 feet to 45 feet to allow construction of single-family dwelling. Zoned: U3 Transect. Located at 315 SE 15th Street.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 190754\_Staff Report DB-19-141\_20191217

Date	Ver.	Action By	Action	Result
12/17/2019	1	Development Review Board		

**Variance for John Cowvins, (B)**

**Petition DB-19-141 VAR:** Mr. John Cowvins, Owner, Requesting a variance to increase the Building Placement from 20 feet to 45 feet to allow construction of single-family dwelling. Zoned: U3 Transect. Located at 315 SE 15<sup>th</sup> Street.

The applicant wishes to build a single family dwelling on a vacant property zoned U3 Transect. The U3 zoning standards require a building placement of a minimum of 15 feet to a maximum of 20 feet from the back of the existing curb. Due to the existence of a wide right-of-way and variation of the driveway edge, the back of curb is approximately 14 to 24 feet from the front property line. This standard would place the front building façade at or within one (1) foot from the front property line. There is also an existing sidewalk whose outside edge is approximately one foot from the front property line. Other sections of the code require that the front edge of a single-family dwelling with a garage to be a minimum of 20 feet from the back of sidewalk. The property owner also wishes to place the proposed building in line with the building on the adjacent lot which is approximately 30 feet from the front property line.

The applicant is requesting a variance to increase the Building Placement from a maximum 20 feet to a maximum 45 feet from the back of curb to allow construction of a single-family dwelling.

None.

Review Petition DB-19-141 VAR, for compliance with the criteria for granting a variance.