



Legislation Text

File #: 211338., Version: 1

Glen Springs Road Single-Family Lot Variance for Placement of Septic System. (B)

Petition LD22-000046 VAR: eda consultants, inc., agent for Kaplan & Steve Dublin Homes Inc., owners. Requesting a variance consistent with the single-family/septic setback requirements in Section 30-8.22.-Single-family lots, for a proposed single-family home with a septic system. Zoned: RSF-1 (Single Family). Located at 3292 NW 31st Way.

The subject property is located in the northwest quadrant of the City within a minor subdivision approved by the City in 2018. The subdivision lies between NW 31st Boulevard and NW 31st Way, just north of the curve where NW 31st Boulevard turns north. The minor subdivision created three lots, including the subject property, Parcel A, with 56,387 square feet of land area. All three lots are vacant with no buildings and have access off NW 31st Way, a private drive. Three Lakes Creek flows through the property, meaning creek setbacks are applicable for any development of the property. The intent of the subdivision was to create three lots for the construction of single-family houses on each lot. The zoning for the properties is RSF-1, Single-Family residential. At the time of the review of the minor subdivision, the belief was that Gainesville Regional Utilities (GRU) water and sewer could serve all three lots. Upon further review, GRU determined that a connection to the GRU sewer line would require an aerial crossing over the creek. This would be both very expensive and unacceptable from an environmental standpoint with the reviewing agencies. City staff suggested that the property owners apply for a variance that will allow a single-family dwelling to be built on the property, with a septic system to avoid an aerial sewer line crossing of the creek. Section 30-8.20.M, states that the installation of new septic tanks is prohibited within 150 feet from the break in slope at the top of the bank of a regulated creek. The request of the variance is to propose the location of the drain field of the septic system to be less than 150 feet from the top of bank of the creek and from the creek centerline.

Strategic Goal:

This petition meets Goal 2: Sustainable Community, of the City of Gainesville Strategic Plan.

None.

Review Petition LD22-000046 VAR, for compliance with the criteria for granting a variance.