

24-VARIANCE-0107

5600 Canonero Ct. Garage

Board of Zoning Adjustment

Kaitlin Dever, Planner I

September 23, 2024



REQUESTS

- **Variance** from LDC Section 5.4.2.C.3.a to allow an accessory structure to encroach in the side yard setback.

Location	Requirement	Request	Variance
Accessory Structure – Side Yard	2 ft.	0.4 ft.	1.6 ft.

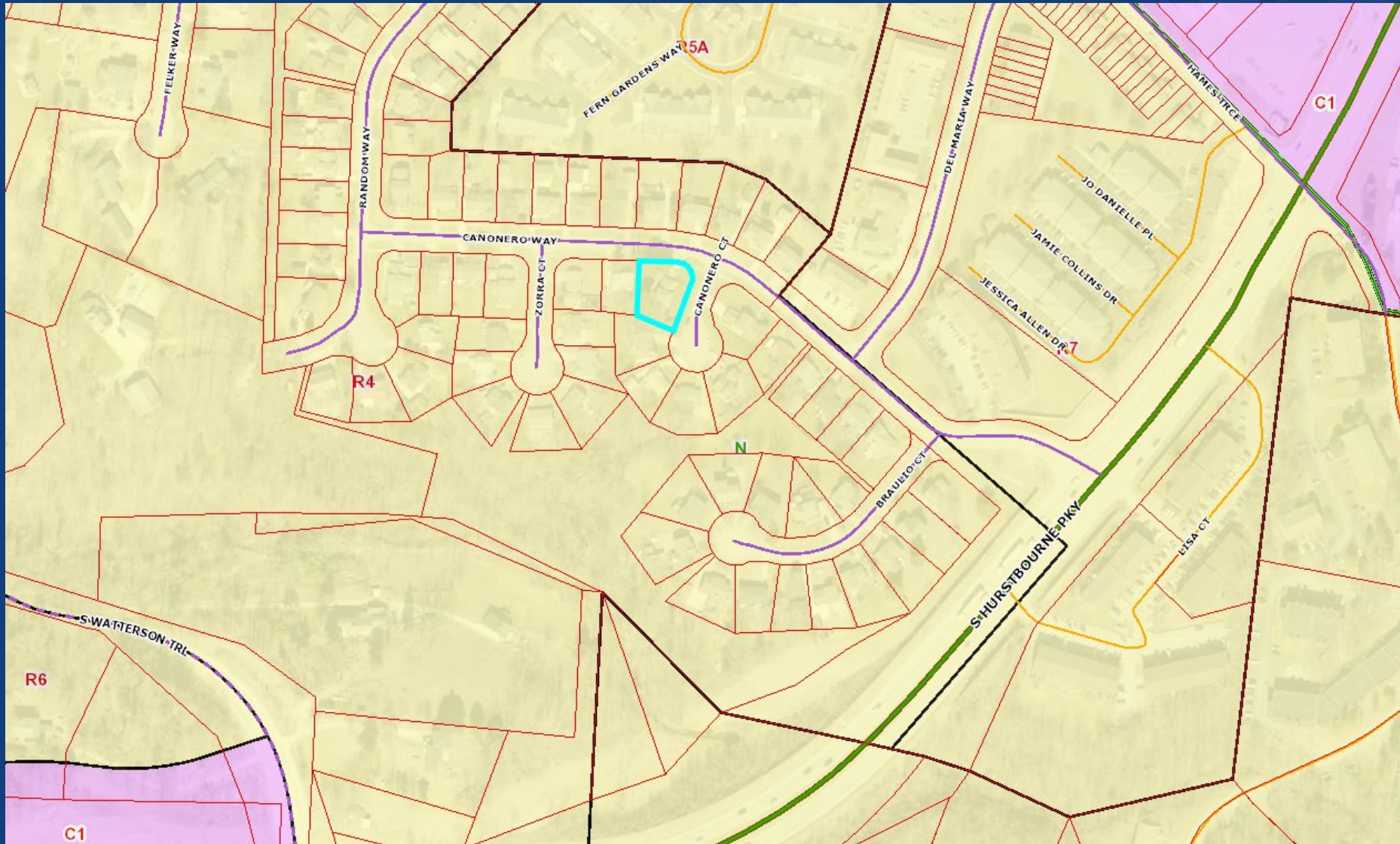


CASE SUMMARY

- R-4 Single Family Residential; Neighborhood form
- 0.2406 acres
- Proposing a 20'x30' (600 sf), 13'4" tall detached garage in the side yard behind existing residence
- 10' wide driveway extension will provide access
- Existing mature vegetation provide screening



ZONING MAP



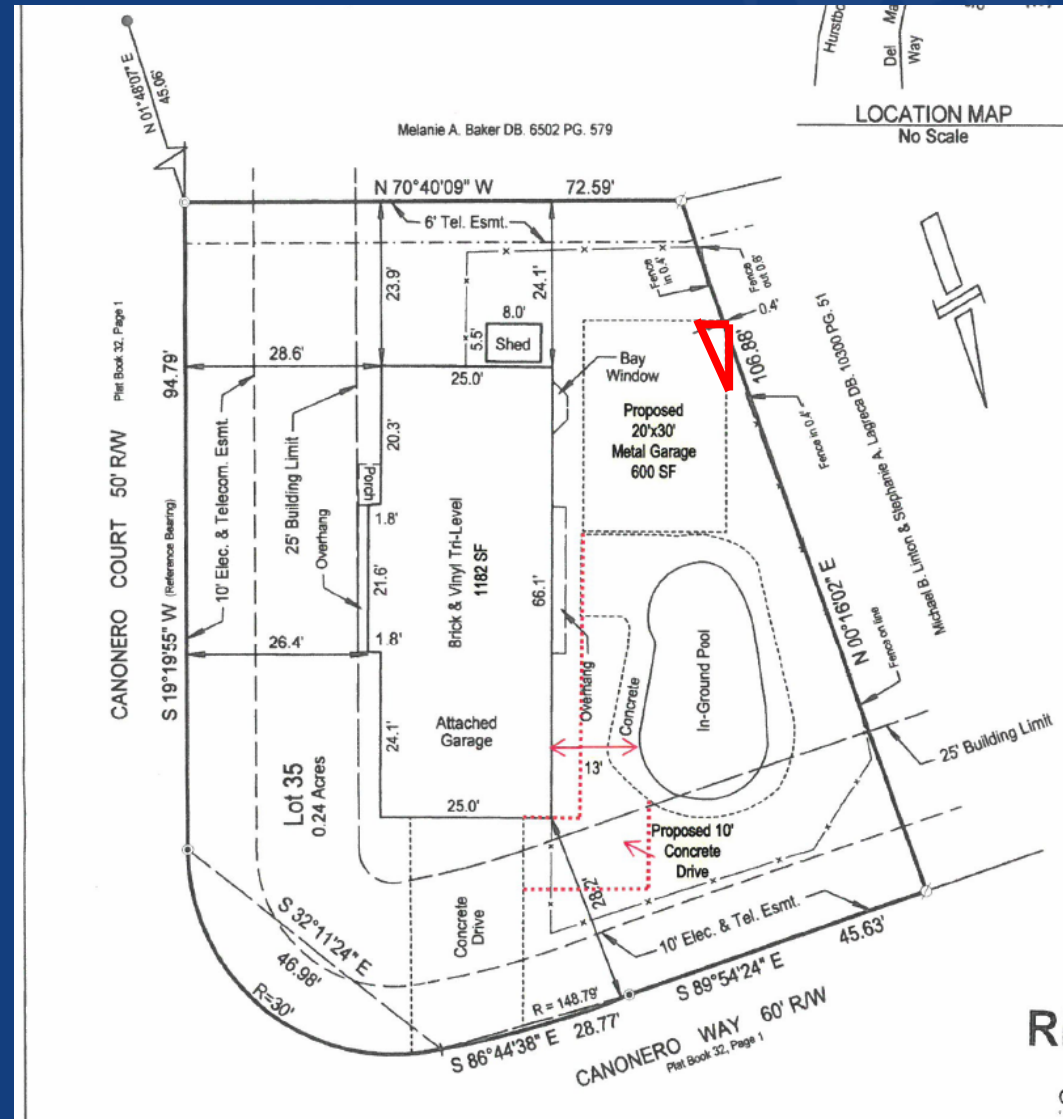
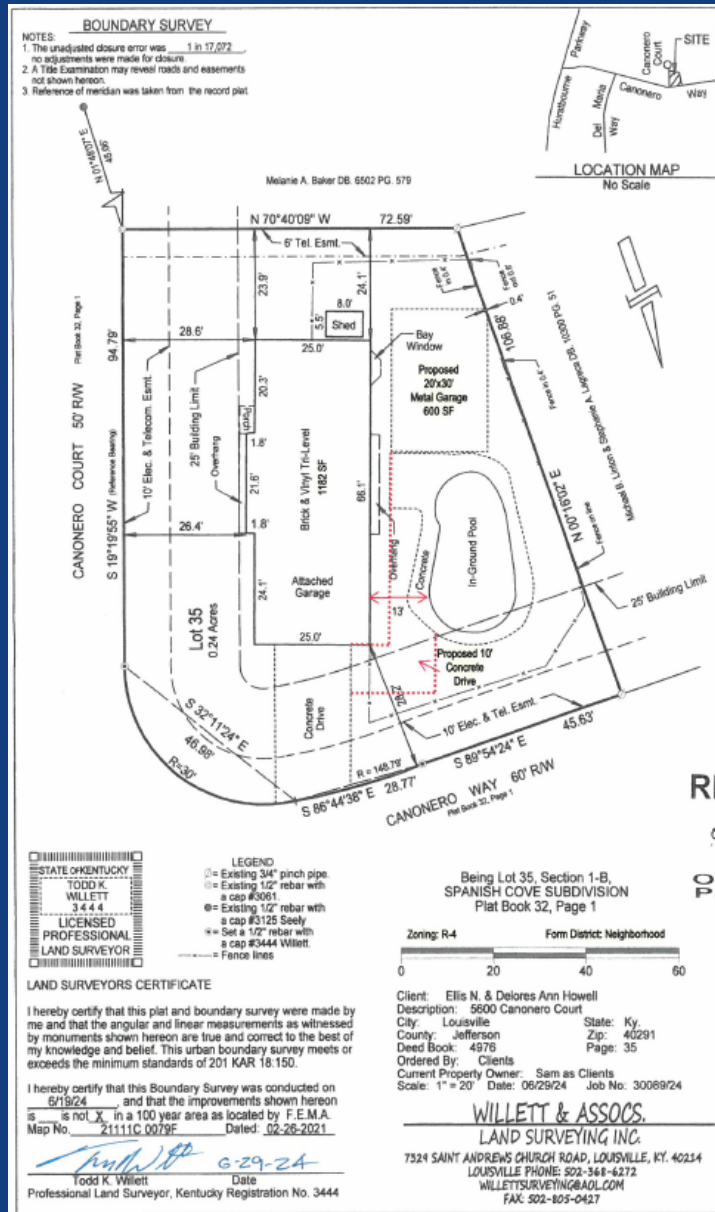
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AERIAL PHOTOGRAPH



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SITE PLAN



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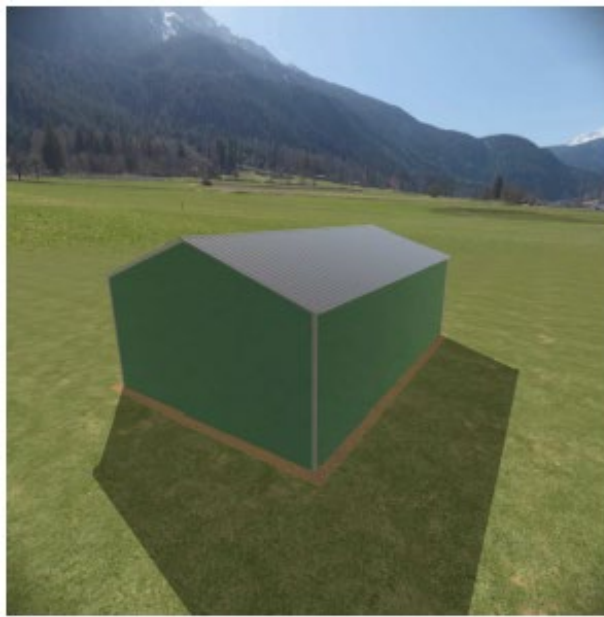
ELEVATIONS



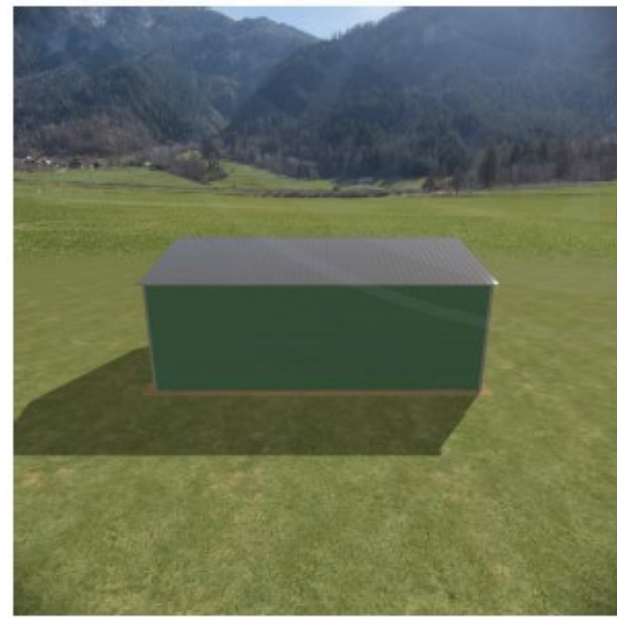
Front



Right



Back



Left



SUBJECT PROPERTY



Front Yard – Canonero Way

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SUBJECT PROPERTY



Street Side Yard – Canonero Ct.

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ADJACENT PROPERTY SOUTH



Canonero Ct. Cul-de-sac

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ADJACENT PROPERTY EAST



Across Canonero Ct.

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ADJACENT PROPERTY NORTH



Across Canonero Way

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ADJACENT PROPERTY WEST



Adjoining on Canonero Way

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STAFF FINDING

- Staff finds that the requested variance is adequately justified for approval based on staff's analysis contained within the standard of review.



REQUIRED ACTIONS

- **APPROVE or DENY** the Variance from LDC Section 5.4.2.C.3.a to allow an accessory structure to encroach in the side yard setback.



