



COMMUNITY DEVELOPMENT

Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

MEMORANDUM

To: Zoning Board of Adjustments
From: April Limburg, Planner
Date: August 24, 2021
Re: Variance Appeal No. 49

INTRODUCTION: A request to allow changing the setbacks from 25 feet to 10.5 feet for the expansion of the garage. The final development plan has a front and rear setback of 25 feet along with a side setback at 6 feet. The structure will require a building permit in accordance with State and local codes, regulations, and ordinances for buildings and structures covered by the approved final development plan by Section 10-10-11 (B) of City Code.

BACKGROUND: Curtis and Kayla Bendorf owns a home at 2920 Provence Lance and Normandy Court. They would like to add a garage addition where the top landing of the driveway ends. It is a corner lot not allowing it to have a side set back of 6 feet, instead it has two 25 feet setbacks. The proposed structure would be approximately 10.5 feet back from the property line. The area is zoned RL – Large Scale Resident Development. The approved set backs on the plat are 25 feet for both the front and rear and 6 feet on the side.

Attached is the application, site plan, and aerial of the property.