



Legislation Details (With Text)

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Title: 501 N. Alcaniz Street - Variance
Old East Hill Preservation District / Zone OEHC-1
Variance to the North Side Yard Setback
Sponsors: Grover C. Robinson, IV
Indexes:
Code sections:
Attachments: 1. Images, 2. Variance Application_9.1.2022

Date	Ver.	Action By	Action	Result
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TO: Architectural Review Board Members
FROM: Gregg Harding, RPA, Historic Preservation Planner
DATE: 9/7/2022
SUBJECT:

501 N. Alcaniz Street - Variance
Old East Hill Preservation District / Zone OEHC-1
Variance to the North Side Yard Setback

BACKGROUND:

Randy Maygarden is requesting approval to reduce the north side yard setback from the required 5 feet to 3 feet to accommodate a new single-family residence. The property is zoned OEHC-1 which has no front yard or rear yard setback. However, the zoning district requires 5-foot side yard setbacks and a 50 percent lot coverage maximum. In addition, a required visibility triangle is present in the southwest corner of the lot which has been administratively reduced from 30 feet to 15 feet due to the small size of the lot. The variance request would allow the applicant to meet the visibility triangle requirement while clearly designating the structure's frontage on Alcaniz Street and providing off-street parking behind the home.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-3-10(3), Table 12-3.10 Old East Hill preservation district, Zoning district regulations

Sec. 12-11-2(a)(2) Variances

Sec. 12-12-3(5)b. ARB conditions for granting variances