

DETAILED STAFF ANALYSIS OF VARIANCE REQUEST

APPLICANT: Richard Johnson

LOCATION: 13237 HAZELCREST ST

COMPREHENSIVE PLAN DESIGNATION:

ZONING: PDP(SF)

APPLICABLE CODES: Appendix A, Article VIII, Planned Development Project; Section 1, VIII, Section 1, k vii, (e) (4) Dimension and area regulations, vi., c. The detached accessory building shall be no more than four hundred (400) square feet in size. And vii. One detached garage, in addition to the detached building provided for in item, vi. above, d. Has a minimum roof pitch of 3 on 12; and e. Has roof materials of either shingles or tile

REQUEST: to use metal roof material on a detached garage

SURROUNDING ZONING

North: PDP(SF)
South: PDP(SF)
East: PDP(SF)
West: PDP(SF)

LETTERS: Pending 15-day notices.

CODE CRITERIA:

FINDINGS APPLYING CODE CRITERIA:

Authority of the administrative official: The administrative official shall have the following duties:

(1) The administrative official shall interpret the zoning ordinance and make determinations of appropriate uses within a zoning district.

(2) The administrative official shall review and grant or deny variances. to the zoning ordinance.

The administrative official shall review all variances based on the criteria listed below:

(a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

Staff Analysis: NA

(b) That the special conditions and circumstances do not result from the

actions of the applicant;

Staff Analysis: na

- (c) The requested variance will not be detrimental to the development pattern in the neighborhood;**

Staff Analysis: The requested variance is for a detached Garage with a metal roof this request will not be detrimental to the neighborhood, but the addition of a 2nd detached garage does not go with the development of the neighborhood.

- (d) The requested variance will allow the petitioner to put metal roof material on a detached garage in a zoned area for PDPSF.**

Staff Analysis: NA

- (e) The requested variance is for a residential interior lot and will not have any adverse impact on the established development pattern of the adjacent lots.**

Staff Analysis: NA

- (f) The requested variance is to allow a metal roof on a detached garage in a PDPSF zoned area and will not go over the property lines.**

Staff Analysis: NA

FINDINGS OF FACT: A hardship was not identified within the hardships listed within the ordinance:

- C. *[Review criteria.]* The administrative official shall review all variances based on the criteria listed below:
- (1) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district
 - (2) The special conditions and circumstances do not result from the actions of the applicant.
 - (3) The requested variance will not be detrimental to the development pattern in the neighborhood.
 - (4) The requested variance will enable the petitioner to avoid building in the flood plain.
 - (5) The requested variance will enable the petitioner to protect one or more specimen trees.
 - (6) The requested variance is the result of a development plan proposing a more efficient and safe design through an access management plan approved by the development review committee.
 - (7) The requested variance is for a front yard corner lot and will not have any adverse impact on the established development pattern of the adjacent lots.

- (8) The requested variance is for an addition for a building with an existing portion already encroaching into the yard and will not extend past a line established by the existing encroachment running parallel to the lot line.
- (9) The requested variance will further the reconstruction, rehabilitation, or restoration of structures listed in or classified as contributing to a district listed in the National Register of Historic Places, the Local Register of Historic Places, or the State Inventory of Historic Places.

Staff Recommendation: Intend to deny.