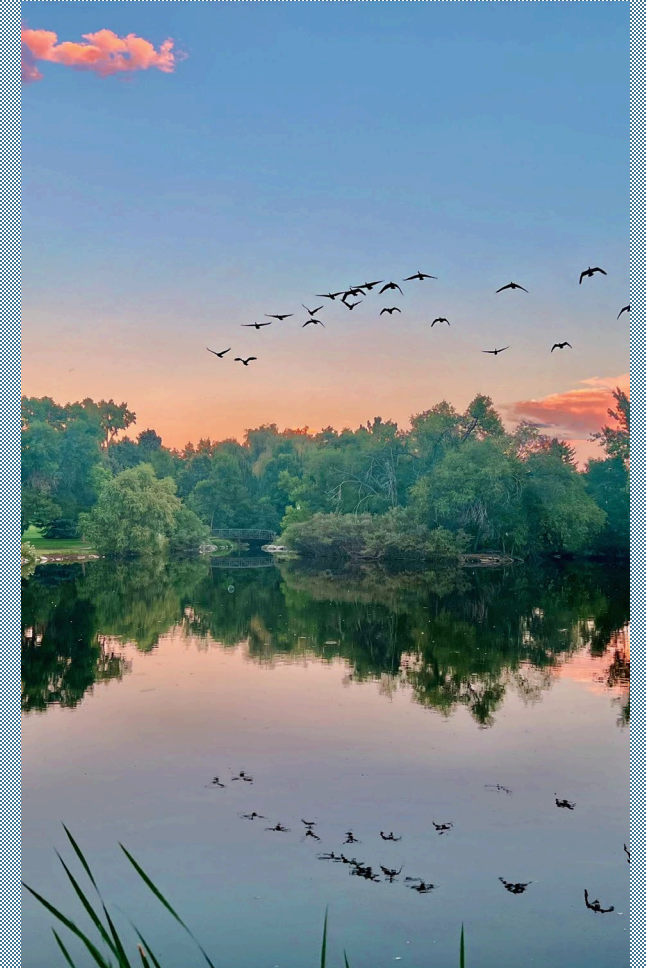


# 2266 W. LAKE AVE. GARAGE VARIANCE

VAR25-0003 (AAC RESOLUTION 02-2025)

Zareen Tasneem, AICP  
Senior Planner

JULY 16, 2025



# AGENDA

Requested Action

Application Details

Review Criteria and Analysis

Recommendation, Actions, and Alternatives

# REQUESTED APPEALS AND ADJUSTMENT COMMISSION ACTION

- **Consideration of variance request:**
  - Allow for a detached garage to be built in front of the existing house located at 2266 W. Lake Ave.







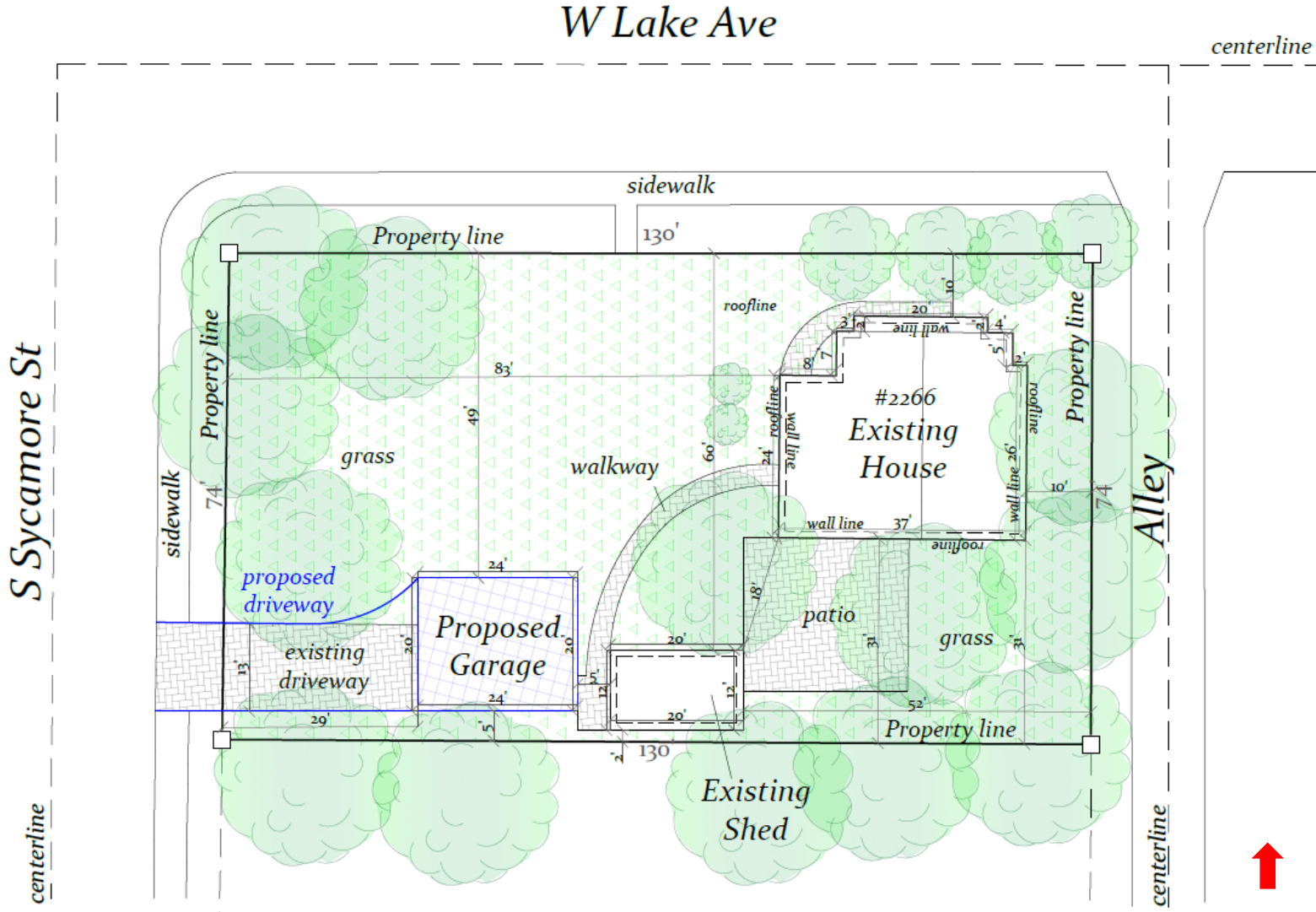
## LOCATION DETAILS



View of property looking southeast from W. Lake. Ave. Source: Google Streetview.



View of property looking east from S. Sycamore St. Source: Google Streetview.



## APPLICATION DETAILS

- Requesting a variance to the accessory structure placement standard, i.e. must be located behind front façade of primary structure

# REVIEW CRITERIA AND ANALYSIS

	Request
Undue hardship	✓
Physical hardship	✓
Hardship not created by applicant/owner	✓
Minimum necessary	✓
Special privilege	✓
Public health, safety, and welfare	✓



# RECOMMENDATION, ACTIONS, AND ALTERNATIVES

- **Staff recommendation**
  - AAC Resolution 02-2025 - Approve
- **Actions and alternatives**
  - Approve
  - Approve with Conditions
  - Denial
  - Continue to a Date Certain