



5566 S. Elmwood – Side Lot and Rear Lot Setback Variance

Resolution 03-202

September 16, 2021

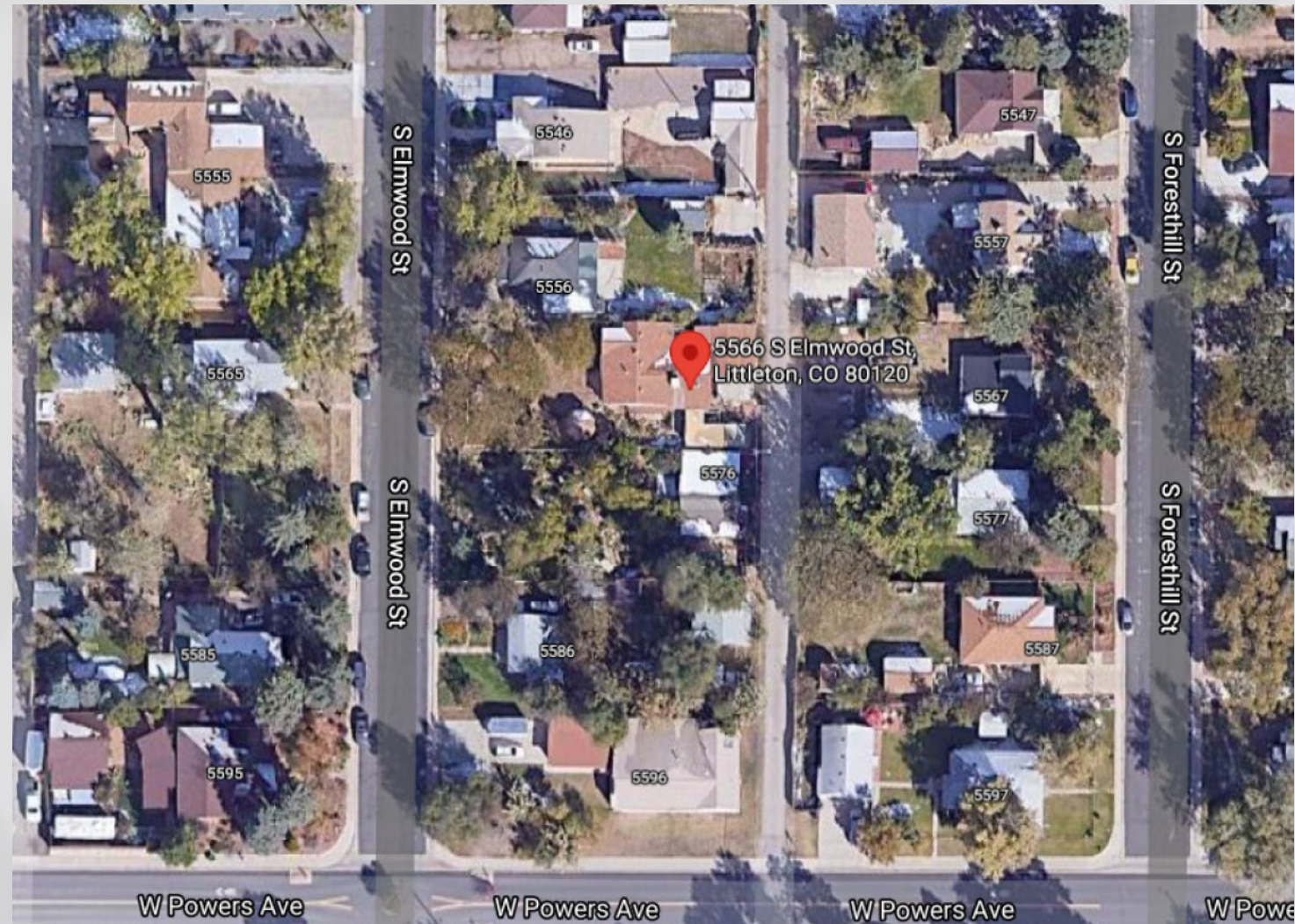
Elizabeth Kay Marchetti, Senior Planner

Requested Board of Adjustment Action

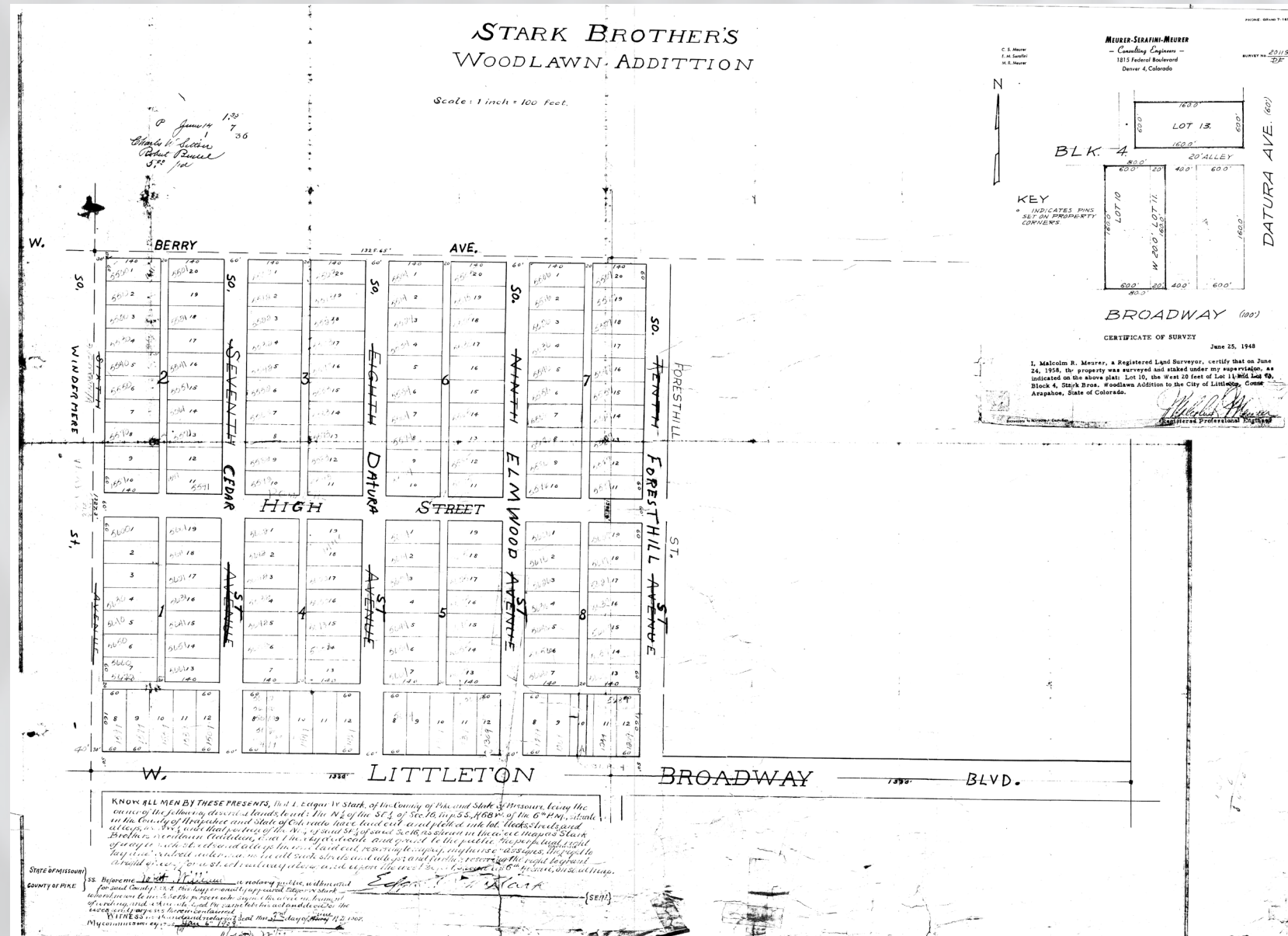
- Consideration of variance request
 - Reduce the rear lot setback by 11 feet
 - Reduce the side lot setback by 5' 7 ¼" (5.61 feet)

Application Details

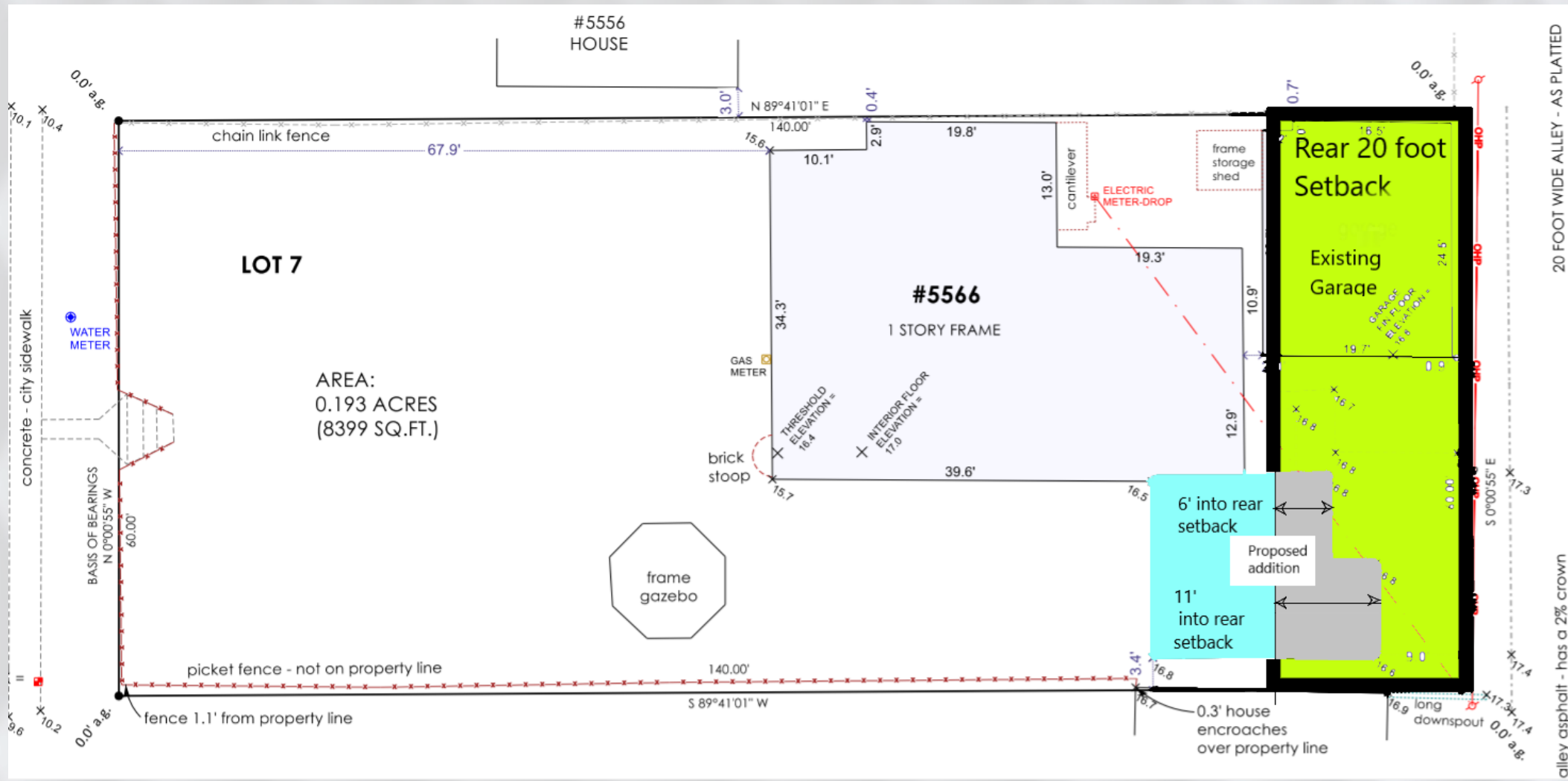
- 5566 S. Elmwood St.
- A reduction in the rear lot and south side lot setback
- Building addition would remain
 - Constructed to meet all building and safety codes



- 1907 Plat
 - Predates 1960 zoning

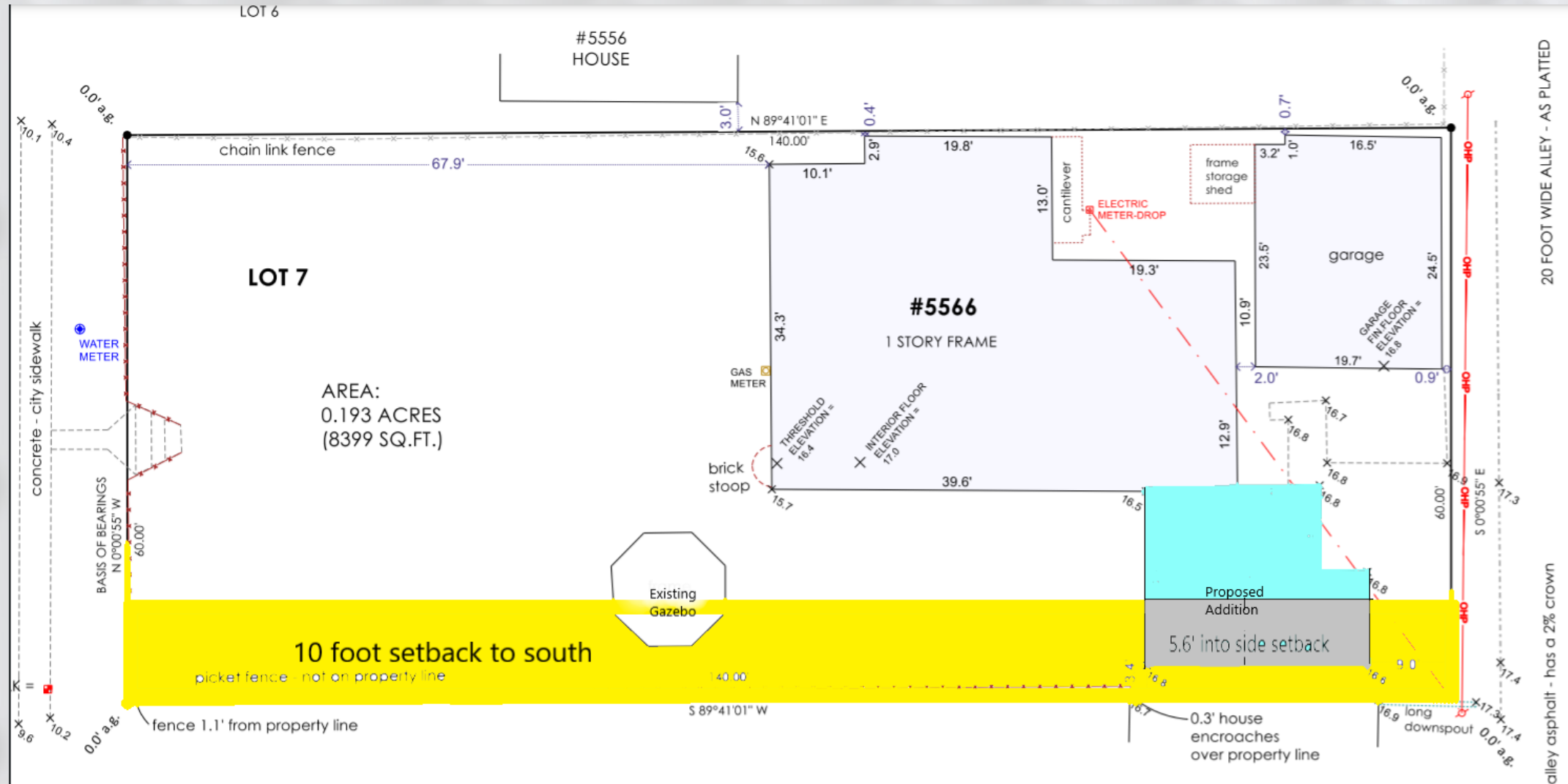


Application Details



- 1942 Home layout/floorplan - 67' deep front setback

Application Details



- 1960s zoning applied to 1940s land planning

Criteria Review 10-11-1(B)

☑ **Only Permitted Use**

Property remains residential

☑ **Essential Character**

Single-family detached home with non-compliant aspects similar to many other properties

☑ **Minimum Necessary**

Setback variances provide relief to allow home addition given floorplan, utility locations

☑ **Public Health, Safety and Welfare**

Setback and fire safety requirements remain

☑ **Hardship not created by owner/ occupant**

Lot configuration, zoning, utilities, floorplan existed prior to current owner

Recommendation

Staff opinion: application meets each approval criteria

Staff recommendation: **approval** of Resolution 03-202

Board of Adjustment Action

Applicant is requesting a variance to reduce the rear lot setback by 11' and the south side lot setback by 5' 7 1/4" at 5566 S. Elmwood.

Options:

- Approval of draft resolution 03-202
- Approval with conditions
- Denial
- Continue to a Date Certain