



Request for City Council Committee Action from the Department of Community Planning & Economic Development - Planning Division

Date: May 5, 2011

To: Council Member Gary Schiff, Chair, Zoning & Planning Committee and Members of the Committee

Referral to: Zoning & Planning Committee

Subject:

Name of Appellant: Paul Satre

Name of Original Applicant: Paul Satre

Property Address: 2210 Sheridan Avenue South

Ward #: 7

Appeal of decision of the Zoning Board of Adjustment Paul Satre has appealed the decision of the Board of Adjustment to deny a variance application to reduce the established front yard setback along Sheridan Avenue South to allow for a screened-in-porch and a two story addition to the front of an existing single family dwelling located at 2210 Sheridan Avenue South in the R1 Single Family District and the SH Shoreland Overlay District.

Recommendation:

The Zoning Board of Adjustment and staff recommend concurrence with the action taken on November 18, 2010, for the property at 2210 Sheridan Avenue South, Ward #7, as follows:

1. 2210 Sheridan Avenue South (BZZ-5000, Ward 7)

Variance: Paul Satre has applied for a variance to reduce the established front yard setback to approximately 19 feet to allow for a screened-in-porch and a two story addition to the front of an existing single family dwelling located at 2210 Sheridan Avenue South in the R1 Single Family District and the SH Shoreland Overlay District.

ACTIONS: The Board of Adjustment **adopted** the findings and **denied** the variance to reduce the established front yard setback from approximately 28 feet to 20 feet to allow for a screened-in porch and a two story addition to the front of an existing single family dwelling located at 2210 Sheridan Avenue South in the R1 Single Family District and the SH Shoreland Overlay District.

Previous Directives: None

Community Impact

- Neighborhood Notification: Kenwood Neighborhood Association was notified of the appeal application.
- City Goals: See staff report
- Comprehensive Plan: See staff report
- Zoning Code: See staff report
- End of 60/120-day decision period: On December 1, 2010, staff sent a letter to the applicant extending the 60 day decision period to no later than February 16, 2011. On January 6, 2011, the appellant sent staff a letter to extend the City's decision period to August 1, 2011.

Background/Supporting Information

Paul Satre appealed the decision of the Board of Adjustment to deny a variance application to reduce the established front yard setback along Sheridan Avenue South to allow for a screened-in-porch and a two story addition to the front of an existing single family dwelling located at 2210 Sheridan Avenue South in the R1 Single Family District and the SH Shoreland Overlay District. At its meeting on November 18, 2010, the Board of Adjustment voted 5-1 to adopt staff findings and deny the requested variance. The appeal was filed on November 29, 2010. On December 13, 2010, the Zoning and Planning Committee voted to continue this appeal to the May 5, 2011, public hearing. The applicant has revised the proposed residential addition and can proceed with the project without the need for a variance. Therefore, the applicant is now requesting to withdraw the appeal for the variance (attached).