

35' from the centerline of West Lawson Street, instead of the required 60'. This equates to a front yard setback distance of only 10' from the front property (right-of-way) line. The applicant is proposing this front yard encroachment in order to preserve the full 30' required setback from the newly-established rear (northerly) property line.

The applicant's proposed replat would take the southerly 9' of the same owner's property to the north, but still leave at least 10' of side yard setback distance from that neighboring single-family residence to the proposed new property line. This same 9' area would then be used to maximize the total land area of the combined new lot to the south (the subject property) to a total of a little more than 12,000-sf in area. This is more than minimum 10,000-sf lot size required for R-10 zoning. However, even with the larger lot area, the depth of this new lot (north-south) would still only be about 84'. Minimum front and rear yard setback distances in R-10 total 65', and this would leave only 19' of buildable depth within the lot – which is far less than what is needed for a customary house or duplex. There is no issue with the side yard setback distances, but relief from the front or the yard setbacks (or both) is certainly warranted in this situation.

In spite of the R-10 zoning on all sides of the property, the surrounding area is very sparsely developed as described in the Special Exception request (previous agenda item). There are no buildings fronting the south side of West Lawson Street, and the only existing building fronting the north side is the existing residence on the lot to the east – facing North Hall Street. This residence is setback only about 2'-3' from the West Lawson Street right-of-way line and is situated on an even more narrow lot (north-south) than the subject property. The applicant is therefore proposed a very substantial setback Variance for the front yard, reducing from 35' to 10', while maintaining the minimum required 30' rear distance in the north.

Given the overall lot pattern of the area, staff believes the proposed front yard reduction to 10' is a little too extreme for an R-10 area, even one that is largely undeveloped. Staff would instead prefer to see a comfortable reduction in BOTH the front and rear yard setbacks to make this situation work, and give the applicant some added flexibility in locating the structure within the lot.

Staff Recommendations:

Find proposed reductions in both the minimum front/rear setback requirements consistent with variance review criteria, and recommend approval to the City Council for a reduced front yard setback of 15' from the property line, and a reduced rear yard setback of 20', with the condition that any street-facing garages or carports on the property be setback a minimum of 30' from the right-of-way line.

No one spoke in favor of nor against the request.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Graham to recommend approval of the request as presented, Commissioner Biles second. All in favor, no one opposed. Motion carried.

Agenda Item #5

REZ-2022-04 Radney – Long Pond Road, 5761 Long Pond Road, 0221A 063C,