



ZBOA Agenda Item # 7
JULY 2, 2019

Variance Request by Ian McTurk
File #: APP-2019-04

Ian McTurk is requesting a variance to LDR Section 218-7 J as it relates to the size of a detached garage. The subject property is located at 1062 Ridge Road, consists of 1.4 acres, and is zoned R-15. The property contains a single family residence. The applicant is requesting the variance to accommodate a 1200 sq. ft. garage for vehicular and storage purposes. (The garage is proposed to be 30 ft by 40 ft.) The proposed garage can meet all other requirements (setbacks, etc.).

The LDR establishes requirements in terms of the size and location of accessory structures. The detached garage may be no larger than 900 sq. ft, OR half the square footage of the house, whichever is smaller. In this instance, the house is 4059 square feet, which would accommodate an accessory structure of slightly over 2000 sq. ft, but due to the cap, the detached garage may not be any larger than 900 sq. ft.

Variances are intended to give relief in situations beyond design's control. The applicant is asking for larger variances for a larger-than-allowed detached garage. Variances are intended for circumstances beyond design's control. However, there is no hardship. Additionally, if the garage was attached to the house, staff would permit it if it met developmental regulations (such as setbacks), as there are no size restrictions on an attached garage.

Staff Recommendation: Find inconsistent with the Variance Review Criteria and **deny** the variance request.