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3/4/2024

To: Mayor and Council

RE: Staff Report – 132 Clark Street – Current Zoning R40 - Variance

The applicant has submitted a variance application for development standards listed below.

Sec. 74-265 – Accessory uses and structures – allow breezeway to extend further than 20 feet.

(9). When an accessory structure is attached to the principal building by a breezeway, passageway or similar means, the accessory structure shall comply with the yard requirements of the principal building to which it is accessory. No breeze way or passageway that connects a primary structure to an accessory structure or detached garage shall extend further than 20 feet.

The applicant proposes to connect a breezeway that is longer than the maximum allowed by ordinance due to the existing lot configuration and lot width. The proposed breezeway connecting the house and detached garage will exceed 20 feet in order to save a large mature tree.

BREEZEWAY BETWEEN HOUSE AND DETACHED GARAGE	
MAX ALLOWED LENGTH	**PROPOSED LENGTH**
20 FT	25 FT

Sec. 74-96 District, lot area, yard and height standards- allow garage to be 5 feet from line.
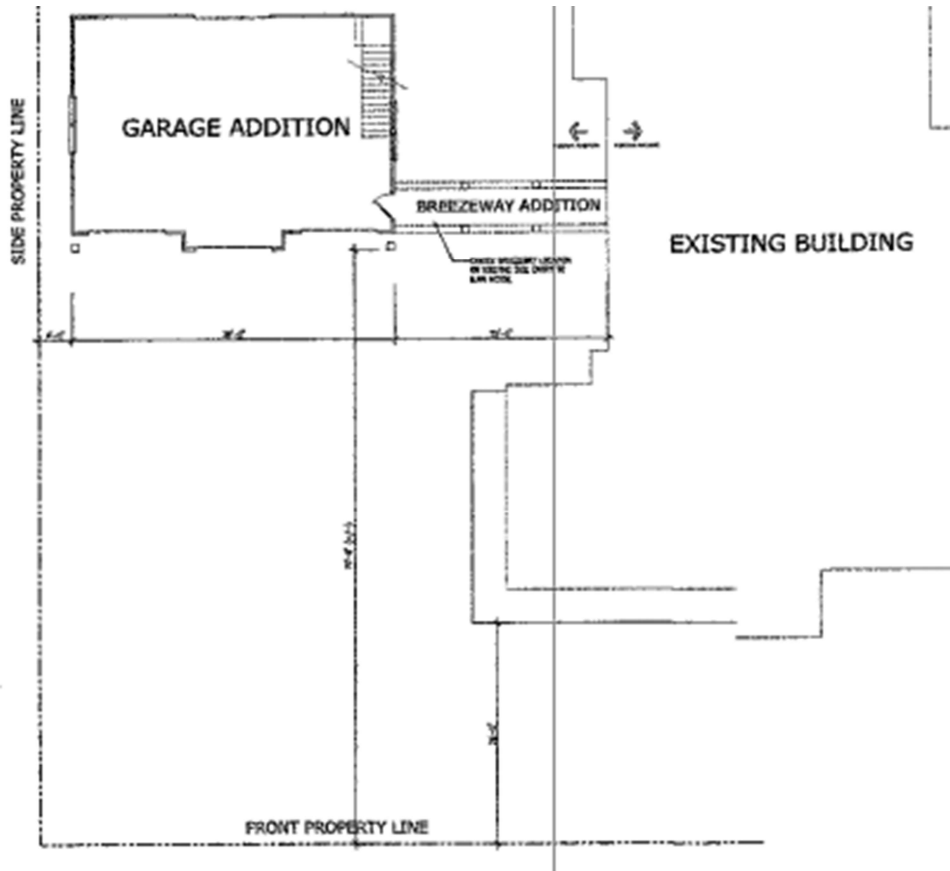
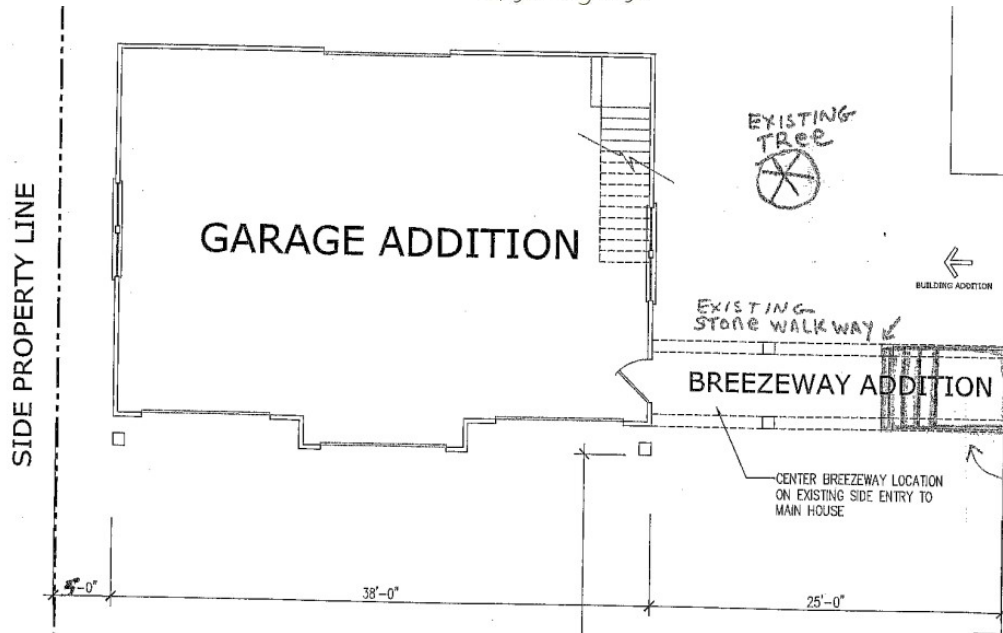Current zoning for property is R40 – Side setback is 20 feet

Applicant is requesting to extend garage addition to be 5 feet to the property line.

Side Setback for R40		
Required	**Proposed**	**Variance**
20 FT	5 FT	75%

William "Dub" Pearman, III
Mayor

Harold Simmons
City Manager

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SIDE PROPERTY LINE

GARAGE ADDITION

BREEZEWAY ADDITION

EXISTING BUILDING

FRONT PROPERTY LINE

Current accessory structure shown below is not consistent with the architectural guidelines and character of neighborhood. Applicant plans to remove the structure if variances are approved.

IF APPROVED AS REQUESTED

- ➢ No negative impacts are recognized by approving these variances.
- ➢ Applicant meets all other ordinance requirements.
- ➢ Applicant has signed letter from property owner adjacent to side property in support of his request.
- ➢ Approved variances will allow tree to remain in the yard.
- ➢ Applicant plans to extend current privacy fence by 15'
- ➢ HPC approval for materials will be required prior to permit issuance.