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PLANNING COMMISSION AGENDA ITEM REPORT

DATE: June 19, 2024

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Miscellaneous

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Variance Application, Final Order 24.1654, Case VA.24.1654:**

Request for a Variance to allow for an accessory structure (pool house) to be located within the secondary front yard along 26th Avenue West; for property located at 5302 26th Avenue Court West (Parcel ID 3947110106) in the R-1 (Low Density Single Family) zoning district. Application filed by Kenneth and Jamie Lawson (owners).

SUGGESTED ACTION: Motion to either approve or deny Final Order 24.1654, Case VA.24.1654.

Is this item Quasi-Judicial?

Yes

Does this item require a public hearing?

Yes

EXPLANATION:

The applicant is requesting approval to construct a single-story accessory structure (pool house) with covered porch; in the front yard of property located at 5302 26th Avenue Court West. With the subject property being located at the intersection of 26th Avenue Court West and 26th Avenue West, the property is a corner lot, which means it has two front yards and two side yards per the Land Use Regulations (LUR) and the proposed location of the pool house places the structure in the secondary front yard along 26th Avenue West.

Based on the submitted application materials, the proposed pool house will be 33' 4" x 32' 8" (1,089 sq. ft.) and the attached covered porch area will 26' 8" x 16' (427sq. ft.) for a total area under roof being 1,516-sq. ft.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:

Motion to either approve or deny Final Order 24.1654, Case VA.24.1654.

Should Planning Commission wish to approve the proposed request, staff recommends that the following conditions be considered for its approval.

1. A minimum of two (2) windows shall be provided on the south façade (facing 26th Avenue West) of the accessory structure.
2. The accessory structure shall maintain the following setbacks:
 - a. 120 feet from the western property line (26th Avenue Court West).
 - b. 20 feet from the southern property line (26th Avenue west).
 - c. 45 feet from the eastern property line.

ATTACHMENTS:

[Application - Final Order 24.1654, Case VA.24.1654.pdf](#)

[Staff Report - Final Order 24.1654, Case VA.24.1654.pdf](#)

[Final Order 24.1654.pdf](#)