Board of Adjustment

AGENDA ITEM REPORT

D.1

To:	Board of Adjustment
Subject:	Hold a public hearing, discuss, consider, and act upon a request for a variance to the Unified Development Ordinance (UDO), Section 3.06.07 Lighting Standards, Subsection B. General Requirements, including but not limited to the location of the light sources with respect to the required setbacks at the property located at 642 E Berkeley Circle, which is zoned Single Family 1 (SF-1). **Case 1833-ZBA/642 E Berkeley Circle Accessory Structures**.
Meeting:	Board of Adjustment - March 3, 2025
Department:	Development Services
Staff Contact:	Laura Evans

SUGGESTED ACTION:

For the reasons explained in the background memo, Staff recommends denial of the variance request.

BACKGROUND INFORMATION:

The property subject to this request is located at 642 East Berkeley Circle and is zoned Single Family 1 (SF-1) residential zoning district. The property is located on the north side of East Berkeley Circle along the curve of the street. The lot is part of St. James Place Subdivision. There is currently one single-family residence on this property with primary access from East Berkeley Circle through one driveway, and the lot is approximately 2.38 acres in size.

The applicant applied for a permit for a sports court located in the side yard setback and installed turf in the majority of the backyard. The applicant is wanting to install six, 16-foot-tall light poles adjacent to the sports court as well as around the turfed area. Per the UDO, Section 3.06.07 B. General Requirements, light sources shall be placed on the property and setback equal to its height from all adjacent property, and light sources are prohibited in buffer areas and within required setback yard areas, except on pedestrian walkways and hike and bike trails. As shown on the attached site plan, the light sources are located with the side yard setback and rear yard setback. This property is shaped in such a way that there are two rear-yard property lines.

PUBLIC NOTICE:

Letters were sent to neighboring property owners within 200 feet of the subject property. The Town has received one response in favor to the variance request.

ATTACHMENTS:

Staff Report
Map
Site Plan
HOA Approval Letter