



AGENDA SUMMARY PAGE
City Council
Meeting of: September 18, 2024

Agenda Item No.:
53

DEPARTMENT: Community Development
DIRECTOR: Seth Floyd

DISCUSSION

SUBJECT:

24-0250-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: MARGARITA HERNANDEZ CARDENAS - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING SEVEN-FOOT TALL FENCE ERECTED BETWEEN THE FRONT PROPERTY LINE AND THE PRIMARY STRUCTURE WHERE FIVE FEET IS THE MAXIMUM ALLOWED; TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED, A ZERO-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED, TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT WHERE SUCH IS REQUIRED, AND TO EXTEND INTO THE FRONT YARD SETBACK AREA WHERE SUCH IS NOT ALLOWED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [DETACHED CARPORT]; AND A TOTAL ACCESSORY STRUCTURE SIZE OF 61 PERCENT OF THE PRINCIPAL DWELLING FLOOR AREA WHERE 50 PERCENT IS THE MAXIMUM ALLOWED on 0.15 acres at 626 Biltmore Drive (APN 139-27-810-017), R-1 (Single Family Residential) Zone, Ward 5 (Crear). The Planning Commission (6-0 vote) recommends APPROVAL. Staff recommends DENIAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

RECOMMENDATION:

The Planning Commission (6-0 vote) recommends APPROVAL. Staff recommends DENIAL, if approved, subject to conditions

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Protest Postcard
7. Backup Documentation Submitted for the June 18, 2024 Planning Commission Meeting