DEPARTMENT: Community Development
DIRECTOR: Seth Floyd

DISCUSSION

SUBJECT:
22-0092-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROMIE C. HERNANDEZ, JR. AND BRITTANY A. HERNANDEZ - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK FOR TWO EXISTING DETACHED ACCESSORY STRUCTURES (CLASS II) [RECREATIONAL VEHICLE CANOPY AND STORAGE CANOPY] WHERE FIVE FEET IS REQUIRED, A ZERO-FOOT REAR YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [DETACHED CARPORT] WHERE 15 FEET IS REQUIRED, THE HEIGHT OF TWO EXISTING DETACHED ACCESSORY STRUCTURES (CLASS II) [RECREATIONAL VEHICLE CANOPY AND STORAGE CANOPY] TO EXCEED THE HEIGHT OF THE MAIN DWELLING WHERE SUCH IS NOT ALLOWED, A ZERO-FOOT SEPARATION FROM THE MAIN DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING DETACHED ACCESSORY STRUCTURE (CLASS II) [STORAGE CANOPY], ACCESSORY STRUCTURES (CLASS II) TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT WHERE SUCH IS REQUIRED AND A THREE-FOOT FRONT YARD SCREEN WALL WHERE TWO FEET IS ALLOWED on 0.70 acres at 3919 Helen Avenue (APN 138-12-110-030), R-E (Residence Estates) Zone, Ward 5 (Crear). The Planning Commission (7-0 vote) recommends APPROVAL. Staff recommends DENIAL.

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions. 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. Backup Documentation Submitted for the November 15, 2022 Planning Commission Meeting
7. Backup Documentation Submitted for the January 10, 2023 Planning Commission Meeting
8. Backup Documentation Submitted for the February 14, 2023 Planning Commission Meeting