



Legislation Details (With Text)

File #: ABZA 16-1 **Version:** 1

Type: Appeal-BZA **Status:** Archived
In control: City Council
Final action: 5/25/2016

Title: Public hearing to consider the appeal of Gary Findell and Jim Erchul to a decision of Board of Zoning Appeals (BZA) denying requested variances needed to construct a new single family dwelling with a two-car attached garage at 427 Mount Ida Street. (Public hearing held May 18)

Sponsors: Amy Brendmoen

Indexes:

Code sections: Sec. 63.110. - General design standards., Sec. 63.501. - Accessory buildings.

Attachments: 1. 427 Mt. Ida. Appeal application, 2. 427 Mt. Ida variance application and plans, 3. 427 Mt. Ida. District council support letter, 4. 427 Mt. Ida. BZA staff report, 5. 427 Mt. Ida.BZA resolution, 6. 427 Mt. Ida.BZA hearing minutes, 7. 427 Mt. Ida. 15.99 letter, 8. 427 Mt. Ida.photos.

Date	Ver.	Action By	Action	Result
5/25/2016	1	City Council	Granted	Pass
5/18/2016	1	City Council	Laid Over	Pass

Public hearing to consider the appeal of Gary Findell and Jim Erchul to a decision of Board of Zoning Appeals (BZA) denying requested variances needed to construct a new single family dwelling with a two-car attached garage at 427 Mount Ida Street. (Public hearing held May 18)

See attached resolution.

This is the appeal of Gary Findell & Jim Erchul to a decision of Board of Zoning Appeals (BZA) denying the following requested variances in order to construct a new single family dwelling with a two-car attached garage. 1) The zoning code requires that a primary entrance be located within the front third of the house, be off of a front porch, foyer, courtyard or similar architectural feature, and be set back at least 8 feet from the side lot line. The proposed primary entry would be located in the middle of the west side facade, beyond the front third of the house, would not have any architectural element distinguishing the door and would be setback 5 feet from the side lot line, requiring entryway variances. 2) The zoning code limits the width of a garage door facing a public street to no more than 60% of the width of the house. The house would be 22 feet wide, the proposed first floor attached two-car garage door would be 14 feet wide which is 64% of the width of the house, requiring a variance of 4%.

See background information included in the staff report. On April 11, 2016, the BZA held a public hearing where all parties were afforded an opportunity to be heard. The BZA moved to deny the requested variances as recommended by staff.

Does this issue fall within the 60 day rule? Yes

If yes, when does the 60 days expire? May 13, 2016.

Has an extension been granted? Yes

If so, to what date? July 12, 2016

Yaya Diatta
651-266-9080