

STAFF REPORT

Case Number: 17-SU-19
Request: Specific Use Permit for a bathroom in a detached accessory structure
Address: 2600 Leta Mae Lane
Lot Size: 0.1870 acres
Petitioner: Clay Hooten

Existing Conditions

The subject property is an 8,148 square foot residential lot located on the southeast corner of Leta Mae Lane and Ford Road. The property is located within Planned Development District No. 79 (PD-79) that allows One Family Residential uses. PD-79 further designates the area to comply with the Comprehensive Zoning Ordinance standards for single-family homes. On all sides there are additional, comparable residential lots and existing residential uses. The existing one-story, single family home was built in 1955 and is comprised of approximately 1,239 square feet.

The applicant is requesting a Specific Use Permit to add a bathroom in the existing detached garage located in the backyard, on the southern portion of the lot. The Comprehensive Zoning Ordinance dictates that no accessory building shall be furnished with a bathroom prior to approval of a Specific Use Permit for such purpose.

Site Design

The existing detached garage is located within the fenced backyard on the southern portion of the lot and has the car access from Ford Road. The garage is setback 8.4 feet from both the eastern and the southern property line. The garage is 30 feet by 24 feet and is designed to accommodate two cars. In the past, the garage was partitioned and a small workshop (11 feet wide and 264 square feet) was created on the eastern side of the garage. This area is accessible from the backyard yard, a door being installed on the northern side of the detached garage structure. The remaining portion of the garage is currently large enough to accommodate two cars.

The applicant is proposing to install a small bathroom within the workshop area. The proposed bathroom will be on the southeast corner and will be 5.6 feet by 11 feet for a total of 61.6 square feet. The workshop area already contains a sink and is equipped with gas, HVAC and water. The new bathroom will be fully equipped with a shower and standard toilet, and will be connected to additional necessary utilities and connected to the sanitary sewer.

The exterior wall material for the residence is vinyl siding. The exterior of the detached garage structure is built to match the existing house. No modification of the exterior is proposed with this SUP request.

The applicant declared that the workshop area upgraded with the new bathroom will not be used for residential or business purposes.

Public Response

Twenty-five (25) notification letters were mailed to the surrounding property owners on December 29, 2017. Two zoning notification signs were placed on the site that day. As of January 4, 2018 no letters of opposition have been received by the City.