

STAFF REPORT

Case Number: 18-SU-08
Request: Specific Use Permit
Address: 13655 Janwood Lane
Lot Size: 0.2 acres
Petitioner: Raymond and Joetta Moraski

Existing Conditions:

The subject property is an 8,750 square foot residential lot located on Janwood Lane, approximately 650 feet west of Josey Lane. The property is located in the One-Family Residence District-6 (R-6) which is comprised of single-family homes. The property is surrounded by comparable residential lots and existing residential uses on all sides. The existing one-story, single-family residential home was built in 1958 and consists of approximately 1,704 square feet. The primarily exterior building material for the residence is masonry.

Zoning Request:

Currently there are two detached accessory buildings located in the fenced rear portion of the property. Accessory building #1 is approximately 96 square feet in area (8 feet by 12 feet). Accessory building #2, located north of accessory building #1, is approximately 80 square feet (8 feet by 10 feet). The two accessory structures were originally erected on the property prior to adoption of Ordinance No. 2329 (1997) that amended the Comprehensive Zoning Ordinance and established accessory buildings and use regulations. Therefore, the two existing detached accessory buildings were deemed as nonconforming structures.

The applicant is requesting a Specific Use Permit to replace the detached accessory building #2 with a larger building. The Comprehensive Zoning Ordinance dictates that prior approval of a Specific Use Permit shall be required for accessory buildings constructed with at least one full wall with or without windows and/or door openings (other than a detached garage or carport used only for vehicle storage) covering a lot area greater than 120 square feet, including, but not limited to, workshops, storage buildings, pool houses, and similar structures.

Site Design:

The applicant is proposing to replace the detached accessory building #2 with a larger building approximately 168 square feet in area (12 feet by 14 feet). Both detached accessory buildings will be approximately 260 square feet (combined total area).

The ensemble of both accessory buildings is setback 3.7 feet from the western side property line and 12 feet from the rear property line. The ensemble of both accessory buildings is located approximately 16 feet north and 9 feet west of the house. The distance between the two accessory buildings is approximately 2.2 feet. The buildings comply with the minimum building setback requirement for detached accessory buildings.

The existing accessory building #1 has a pitched roof configuration and is approximately 7 feet high measured at the roof ridge. The proposed accessory building #2 will have a flat roof configuration and will be approximately 8 feet high.

The proposed accessory building #2 will be built on a concrete slab. Both accessory buildings are wood frame buildings consistent with the main structure.

The applicant is planning to use both accessory buildings for storage. No utility connections are proposed for any of the detached accessory buildings.

Public Response:

Staff mailed 32 notification letters to the surrounding property owners on May 11, 2018. One zoning notification sign was placed on the site the same day. As of May 18, 2018 no written correspondence has been received by the city.

Staff Recommendation:

Staff recommends approval of the proposed Specific Use Permit.