BOARD OF ZONING ADJUSTMENT
STAFF REPORT Date: August 7, 2017

CASE NUMBER 6071

APPLICANT NAME Michael R. Delaney

LOCATION 69 Oakland Avenue
(Southeast corner of Oakland Avenue and Ridgelawn Drive East).

ANALYSIS This is a request for a six-month extension of previously approved Setback Variance to allow an outdoor kitchen 1' from the side property line in a R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum 8' side yard setback for all building structures in a R-1, Single Family Residential District. The subject site is located in Council District 7.

This is the first extension request since the variance was originally approved at the Board of Zoning Adjustment's December 5, 2016 meeting.

The applicant states the following:

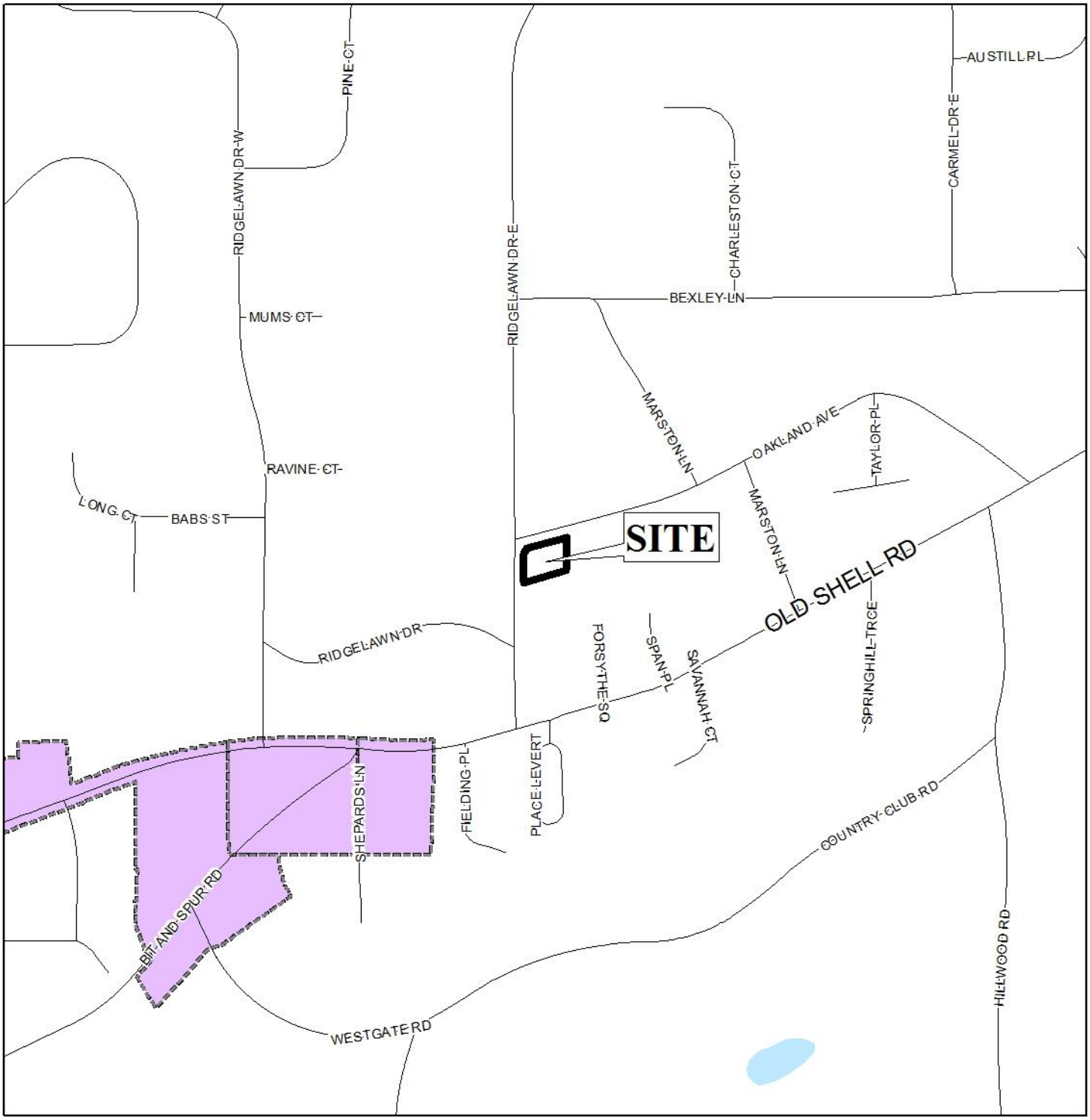
> *"With full design of the outdoor structure, civil plans and pool design changes, the planning process took one month longer than expected."*

The applicant has a Land Disturbance and Building permit for the proposed project under review at this time.

RECOMMENDATION:

Based on the preceding, staff recommends approval of a six-month extension to allow for the issuance of permits; however the applicant should be aware that future extensions are unlikely.

LOCATOR MAP



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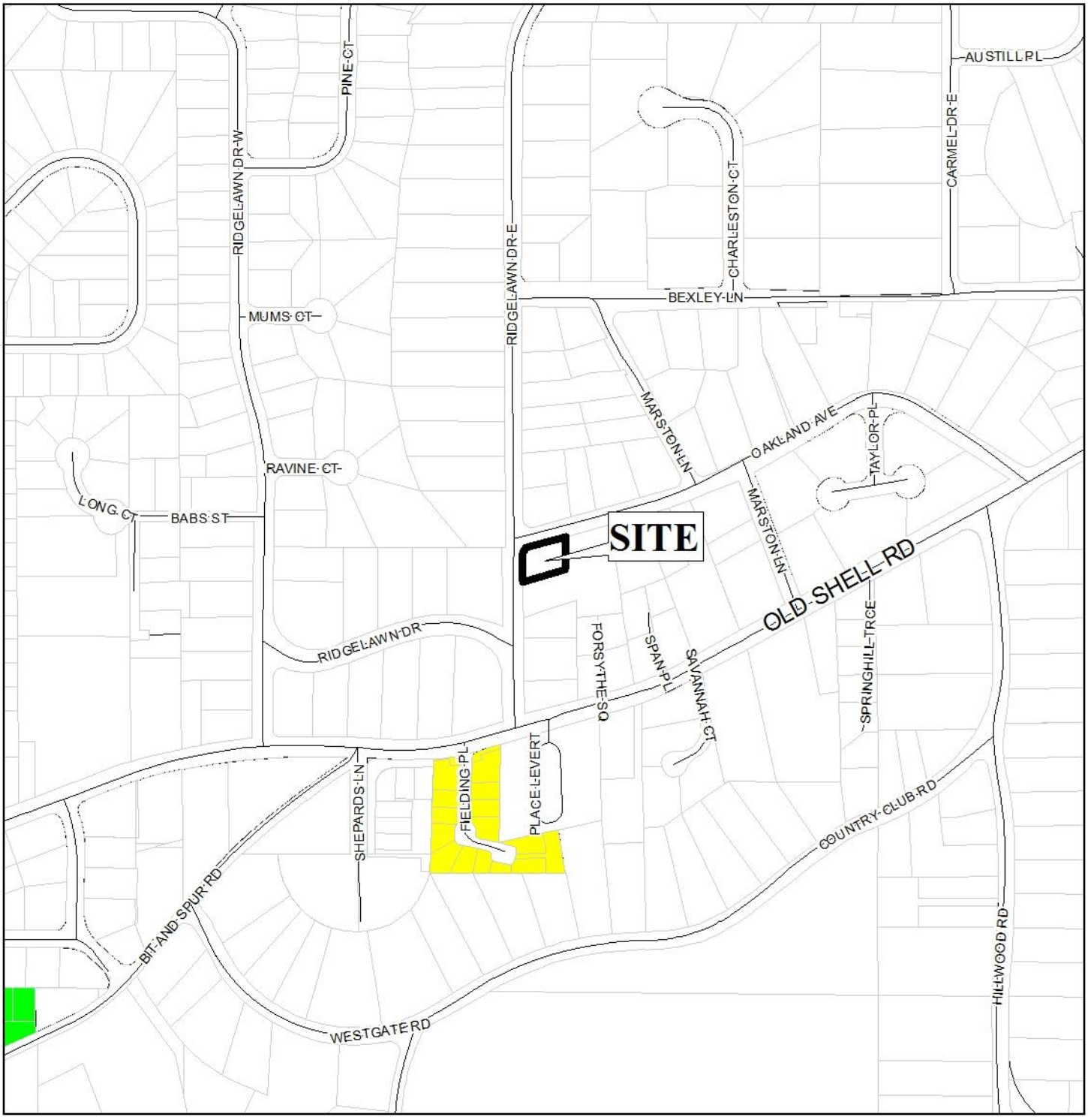
LOCATOR ZONING MAP



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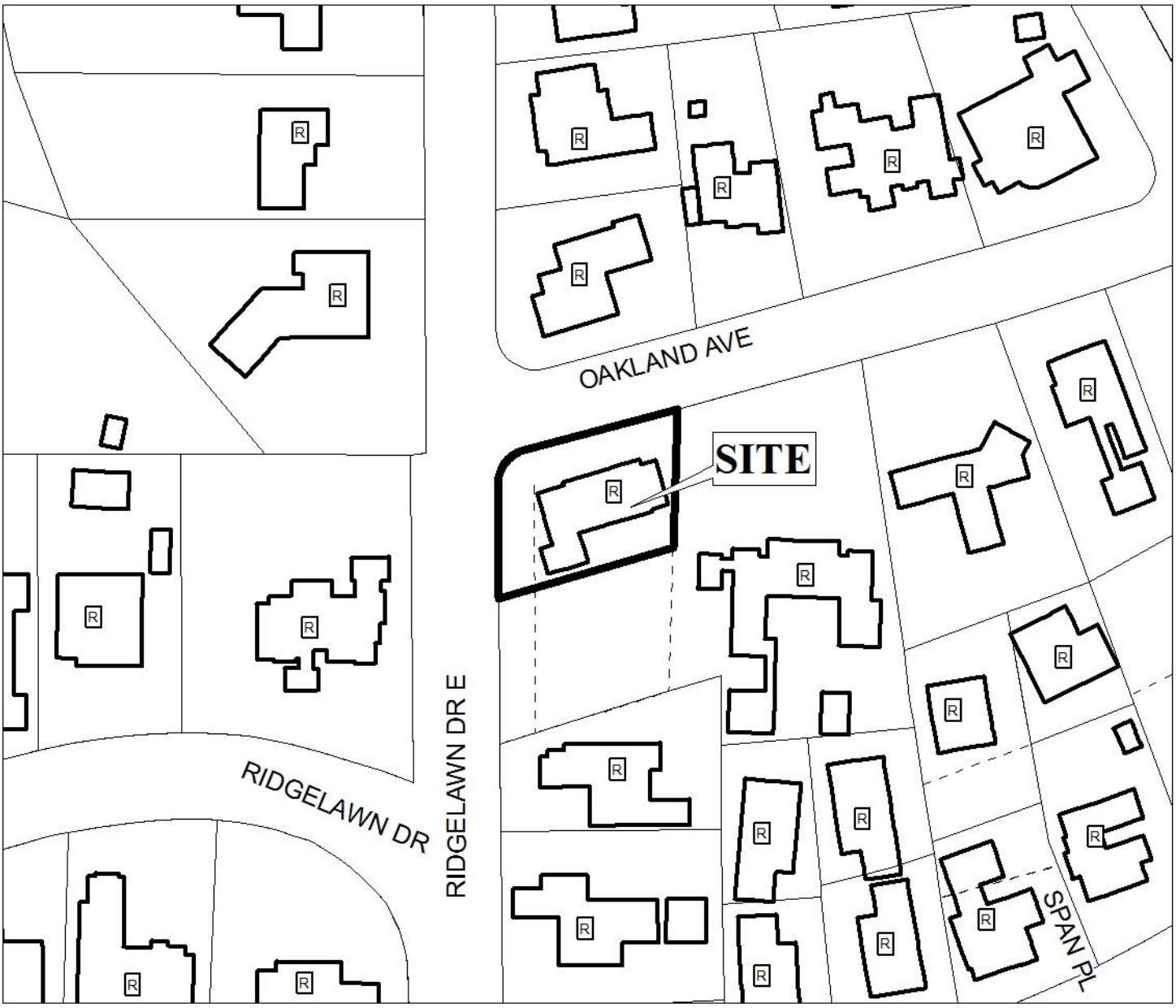
BOARD OF ADJUSTMENT
VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units.

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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1	
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2	
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6	

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NTS

BOARD OF ADJUSTMENT
VICINITY MAP - EXISTING AERIAL

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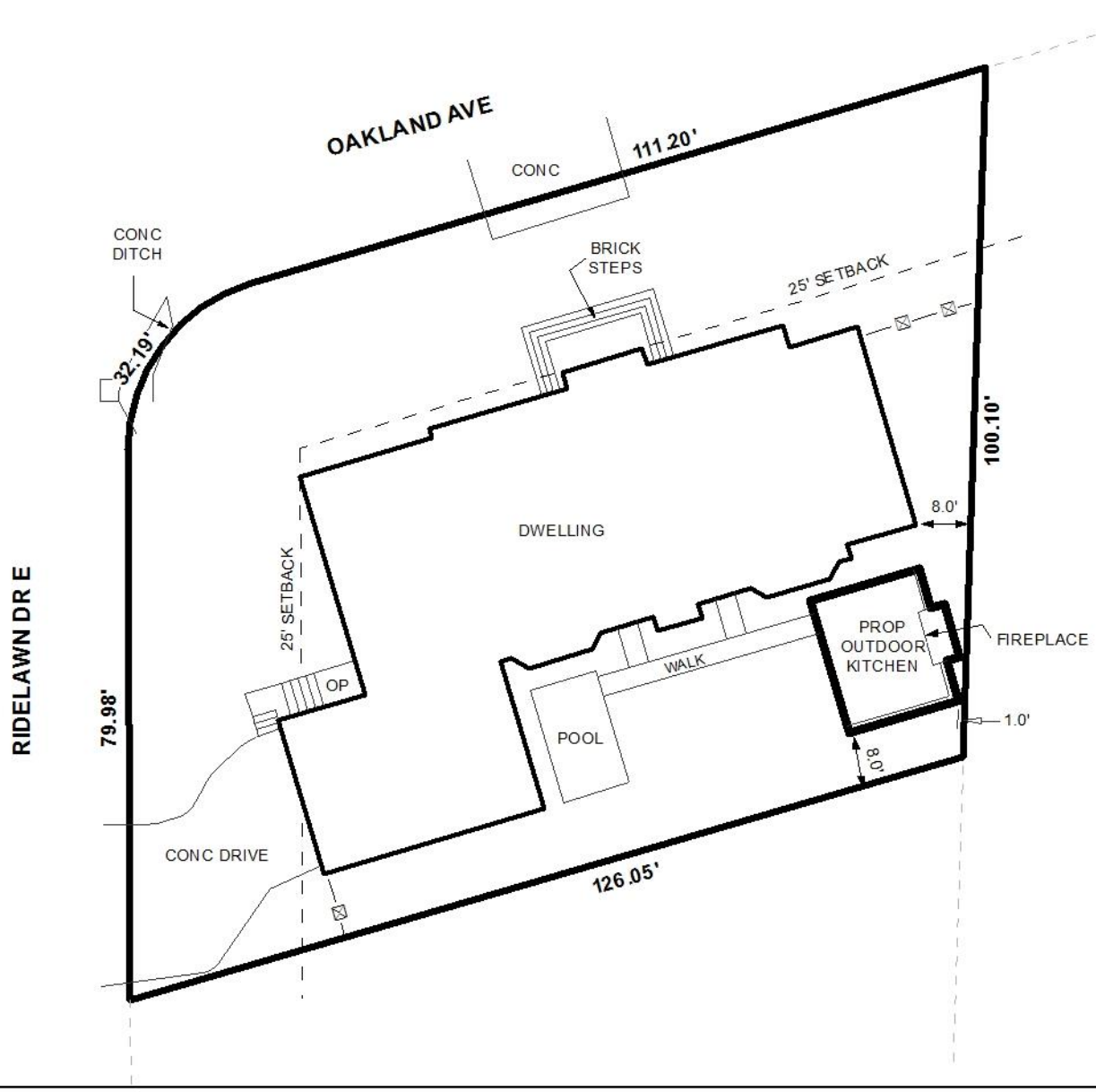
SITE PLAN



The site plan illustrates the existing dwelling, setback, and proposed outdoor kitchen.

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