

STAFF ANALYSIS

ATTACHMENT C

STAFF PERSON:

Rebecca Ragsdale, Principal Planner

BOARD OF SUPERVISORS:

October 3, 2018

PROJECT:

B201801813AR Towler

DETAILS OF PROPOSAL:

The applicant is requesting a side setback reduction of 4 feet to allow construction of an 11 foot x 19 foot carport that would be located 5.84 feet from the side property line. In order to allow ease of administration of the setback modification and to establish a whole number for the setback, staff recommends a 5 foot reduction. According to County Code 18-4.11.2, structures located closer than 3 feet to a primary structure must meet primary setbacks, which is the situation with this proposal. County Code § 18-4.19 requires a side setback of 10 feet for primary structures on Infill lots in the R4 Zoning District. If the carport were located more than 3 feet from the residence (a detached accessory structure), the required side setback would be 6 feet to the side property line.

County Code §18-4.19 allows any side setback to be reduced by special exception. Staff analysis of this special exception has been completed according to County Code §§ 18-4.19 and 18-33.48. Requests for modifications must be reviewed under the criteria established in County Code §18-33.49(B), taking into consideration the factors, standards, criteria and findings for each request; however no specific finding is required in support of a decision.

Staff has reviewed this request based on the intent of the R4 Zoning District (§18-15.1) which states, among other things, the district “provides for compact, medium-density, single family development.” Staff does not believe the reduced setback will be detrimental to the abutting property owner (TMP 061Z0-02-0C-01300) to the west, who has provided a letter that they do not object to this request. Staff does not believe that the character of the neighborhood would change and that the purpose of the R4 Zoning District would still be met. The setback reduction request is similarly consistent with the minimum setback (6 feet) that would be permitted for a detached accessory structure, and the proposed carport will meet front setbacks and will not be located closer to the street than the residence. For Non-Infill properties in the residential zoning districts, the requirement is a 0 foot side setback as long as a 10 foot building separation is maintained with structures on abutting lots. In this case, more than a 10 foot building separation would be maintained with the property to the west and those owners have been notified and have no objection.

RECOMMENDATION: Based on the finds herein, staff recommends approval of the special exception request.