



## **MEMORANDUM**

**TO:** Coppel Board of Adjustment Commissioner

**FROM:** Suzanne Arnold, Chief Building Official

**DATE:** July 16, 2018

**REF:** August 2018 Hearing, Agenda Item 1

### **PUBLIC HEARING:**

Public Hearing to consider approval of a variance from Section 12-35-2 B(2)(b)(ii) of the City of Coppel's Code of Ordinances at the property commonly known as 545 Archer Drive (Deer Run Block 2, Lot 7A), located at the corner of Archer Drive and Hawken Drive. The property is zoned 2F-9. The owners, Mr. and Mrs. Hamid Ansary, are requesting a setback variance to construct an accessory structure (attached covered patio). Approval of this variance request would reduce the side property setback from 15 feet to 7 feet.

### **EXPLANATION:**

#### **ORDINANCE**

Sec. 12-35-2. - Single-family and two-family residential uses.

Buildings and structures accessory to single-family and two-family residential uses... the regulations detailed in paragraphs A., B. and C. below shall govern *buildings and structures accessory to single-family* and two-family residential uses, including both those *attached* to and those detached from the main building...

B. Accessory buildings that are 150 square feet in area, or more, shall observe the following regulations...

2. Minimum setbacks:...

(b) *Side*:...

ii. *Fifteen feet from a side property line that is adjacent to a side street.*

## **PROPERTY DESCRIPTION**

The subject property is an approximately 48 foot wide by 115 foot deep corner lot with rear entry to the garage. The two story brick house is situated right at the 30 foot front and 20 foot rear building lines. There is a 5.2 foot setback to the east side property line and a 17.8 foot west side setback. The west side setback is the subject of this variance request. The 17.8 foot side setback of the house, minus the 15 foot setback requirement, leaves 2.8 feet in which to legally construct an accessory structure. There is an existing concrete patio (uncovered) on the west side of the house.

## **CASE HISTORY**

On March 2<sup>nd</sup>, 2018, Mr. and Mrs. Ansary submitted a building permit application and supporting plans and documents for an attached patio cover on the west side of their house. The proposed patio cover is to be composed of wood framing and composition shingles, fitting with the general character of the main structure. On or about March 13<sup>th</sup>, The City reviewed the plans and denied the application because of the side setback encroachment.

## **STAFF RECOMMENDATION:**

Staff recommends approval of this variance request.

## **ATTACHMENTS:**

Exhibit A: Location map

Exhibit B: Site plan

Exhibit C: Photos of existing site

Exhibit D: Variance application (10 pages, including letter and examples of that the proposed patio would look like)

Exhibit E: Permit application