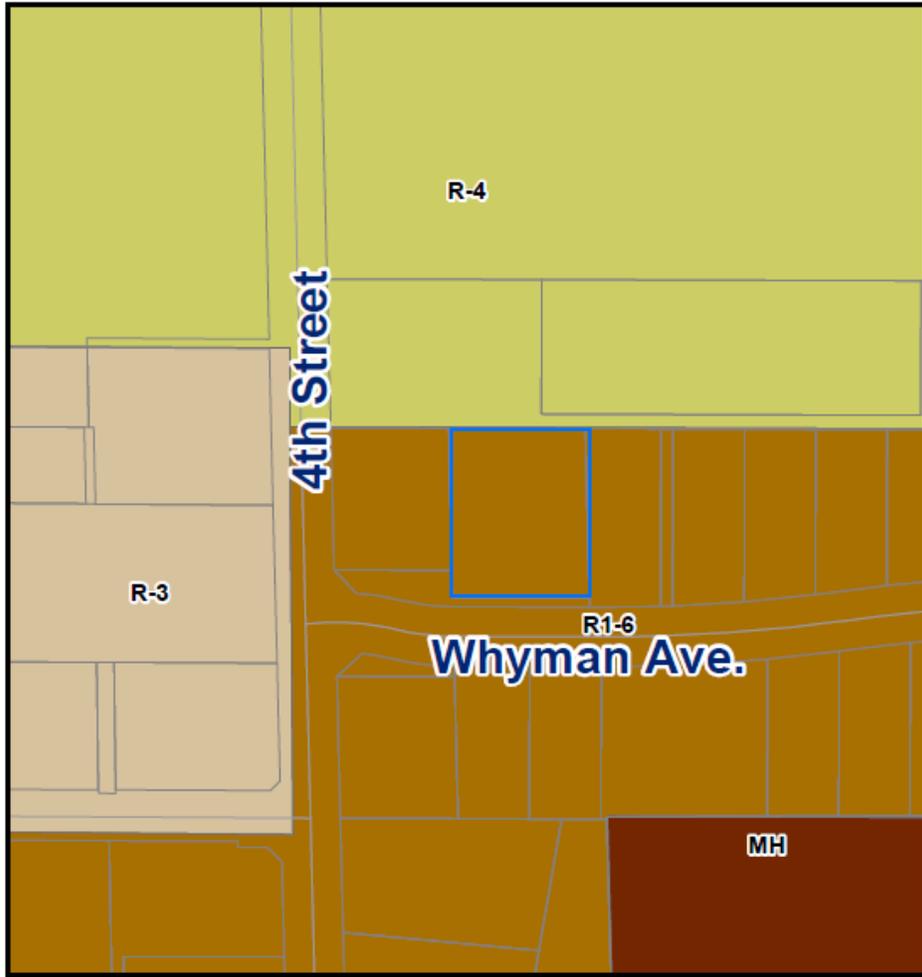




Bednarz Variance

*Avondale Board of Adjustment
August 14, 2018*

Avondale



Zoning Vicinity Map
Application PL-18-0146



 Subject Property



Aerial Photograph
Application PL-18-0146



 Subject Property

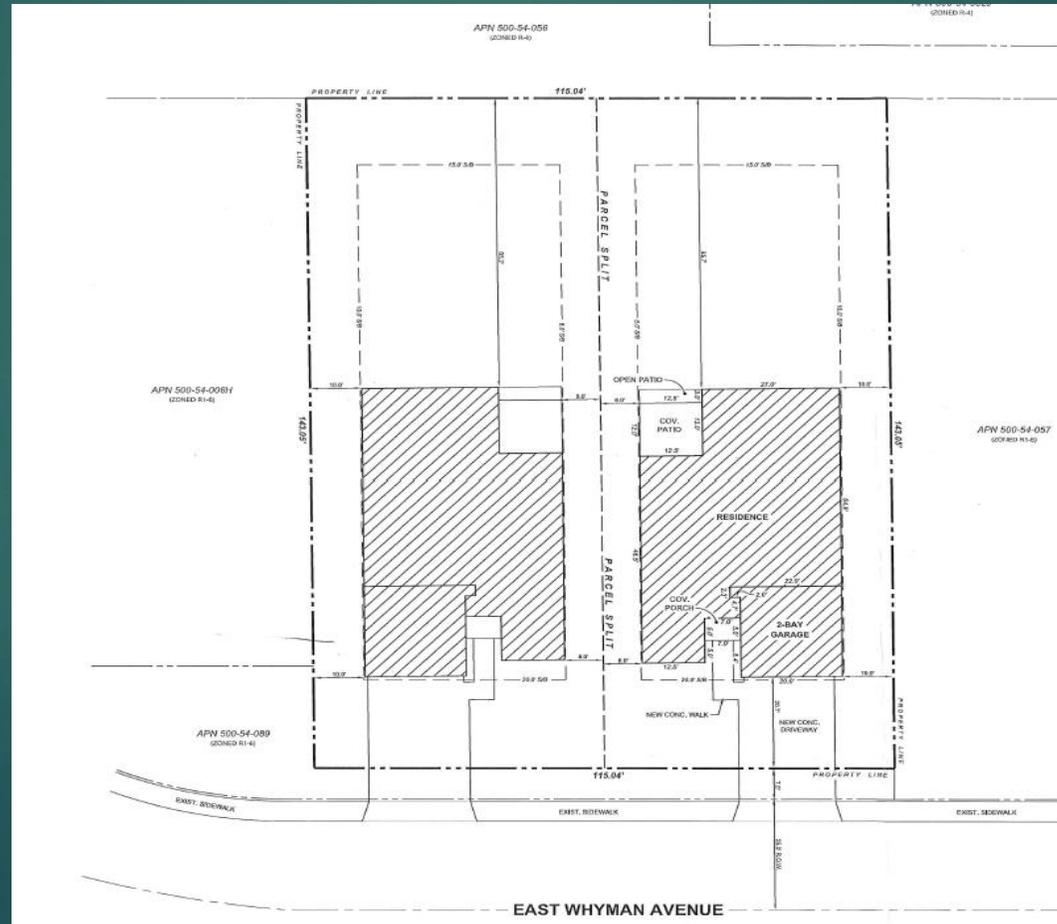


Background and Site Details

- ▶ Annexed into City in 1976
- ▶ Lot Size – Approx. 16,451 sq. ft.
- ▶ Vacant with a wall dividing lot
- ▶ Zoning is R1-6 (Urban Residential)
- ▶ Construction documents submitted for single-family home on eastern portion

Applicant's proposal

- ▶ Divide subject property into two (2) lots each; approx. widths 57.52'



Request for Variance

To reduce lot widths from the required 65' width in the R1-6 zoning district to approx. 57.52'

205 Development Standards

A. Single-Family Districts

The following table provides the minimum development standards within the specified Zoning District:

District	AG	RR-43	R1-35	RR-18	R1-15	R1-10	R1-8	R1-7	R1-6	R1-5
Min. net site area (square feet)	5 ac.	43,000	35,000	18,000	15,000	10,000	8,000	7,000	6,000	5,000
Minimum lot width	200'	150'	140'	120'	115'	90'	80'	70'	65'	50'
Minimum lot depth	200'	N/A	175'	150'	120'	110'	110' ¹	110'	100'	100'
Maximum height	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'
Maximum building coverage	15%	15%	15%	30%	20%	40%	45%	45%	45%	45%
Min. yard setbacks: Front yard	40' ¹	40' ¹	40' ¹	25' ¹	35' ¹	25' ¹	25' ¹	20' ¹	20' ¹	20' ¹
Minimum total both side yards	40'	40'	40'	30'	30'	20'	18'	18'	18'	15'
Minimum side yard	20'	20'	20'	15'	15'	10'	8'	8'	8'	10'/0' ²
Rear yard	40'	35'	35'	30'	30'	20'	20'	15'	15'	15'
Street side yard	40'	25'	25'	20'	20'	10'	10'	10'	10'	10'

¹ Minimum front yard setbacks may be reduced by five (5) feet when providing a side-entry garage.

² Minimum 10' separation between buildings on adjacent lots.

Required/Analysis of Findings

- ▶ An exception parcel, exceeds minimum lot size for R1-6, and has a landscape tract along frontage
- ▶ R1-6 required lot width of 65' would deprive the property of development enjoyed by others
- ▶ Variance of 7.48' in lot widths is necessary to alleviate hardship
- ▶ Granting Variance does not affect Zoning Ordinance, Zoning District, or be detrimental to other property and development