

BOARD OF ADJUSTMENT STAFF REPORT



Hearing Date: 2-10-16

Case#: BOA-16-01

Hearing Type:

Variance Administrative Appeal Special Use Permit

Address (if applicable): 1430 Bay St.

CASE INFORMATION

Applicant: Robert Honeycutt

Requested Action: The applicant is requesting a variance of 8 ft. from the minimum front 25 ft. setback requirement in the BR-2 zoning district as specified in Article 6, Section 6.06(G)(D) of the Unified Development Ordinance

**Supporting
Documentation
(APPLICANT'S EXHIBITS)**

Exhibit A - Variance Application

Exhibit B - Site plan detailing the proposed house and encroachment into the setback (cross-hatched area) on the site.

Exhibit C – Attached document for the finds of facts submitted by applicant.

**Supporting
Documentation
(STAFF'S EXHIBITS)**

Exhibit 1 – Zoning Map of subject property.

Exhibit 2 – Copy of Unified Development Ordinance Article 6, Section 6.06 (G)(D).

ORDINANCE REFERENCE(S)

- Article 6, Section 6.06, Section (G)(D): Front setbacks for BR-2 lots.

BACKGROUND AND SITE INFORMATION

Background Information:

- Owner seeks relief for the construction of a single family home.
- Owner claims that due to the odd configuration of the lot, the house would not be able to put in a front elevator and stair access common to other homes.
- The applicant owns this lot and the lot immediately to the West; 1432 Bay St.
- Subject lot is a legal, conforming lot
- Lot was created from a subdivision of land from the lot to the west owned by the applicant and recorded on 7-16-15.

Applicable Plans or Plans: Sunset Beach CAMA Land Use Plan

Existing Use: Vacant

Adjacent Zoning and Land Uses: NA

- **North:** CR-1 (Open/Conservation Space)
- **South:** BR-2 (Single Family Residence)
- **East:** BR-2 (Single Family Residence)
- **West:** BR-2 (Single Family Residence)

District(s) Intent Statement:

BR-2:

“Exclusively for residential uses, with provisions for single-family residences, planned residential development, as well as customary and secondary uses.”