



**PICTURES**



Front view of 90 Stewart Avenue. To the east is the public owned alley-way. To the west is the gravel driveway.



Front view of subject property. To the east is a view of the public owned alley-way.



Rear view of subject property where proposed building addition and deck.



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**Recommended Action:**

**Approval.** Timothy L. Hunt and Vickie Turner Hunt are requesting two variances for the side building setbacks, which are located at 90 Stewart Avenue. The requested variances are to build a property addition (sunroom 25.25 ft X 21.33 ft) and deck (15 ft X 17.5 ft) along the side and rear of the property. The 1 story (approximately 10 ft. ceilings) sunroom addition will have a small window on the east wall. The subject project is zoned R4 (Single-family residential), and to the east side of the property is a 10 ft. wide public owned alley-way that ends at the rear subject property line.

The one-story frame house is currently 0.6 ft off the east side setback. To the east side rear of the property the applicants are proposing to build an addition and deck to the house that will be set back approximately 3 ft. from the property line. The proposed setback for the single-story addition will not be as close to the property line as the existing structure, however, the addition encroaches slightly more into the setback than the adjacent wall of the existing structure. The construction of the property addition and deck will have little impact the abutting neighbors. However, the plans should be revised to reduce the encroachment by the addition to no more than that of the adjacent wall.

It should be noted that the applicant currently has a gravel driveway, which is not permitted according to City Code Section 716.08, Surface parking standards. If the construction costs of property improvements exceed 50% of the value of the existing structure, the applicants will have to remove the gravel and provide a paved driveway.

Because granting the application will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare, ***Staff recommends approval of the requested variances with the follow stipulations: (1) the encroachment by the addition shall be no more than that of the adjacent wall; (2) that if the property improvements exceed 50% the gravel driveway shall be paved with concrete, asphalt, or brick according to Section 716.08 of the City Code.***