



Zoning Board of Appeals Staff Report

This staff report was prepared for the Zoning Board of Appeals meeting on May 13, 2024.

Applicant: Paul Reed
Property Address: 255 S Columbia Drive
Parcel ID: 15 234 07 012
Land Use/Zoning: Low Density Residential / R-60 Single Family
Variance Request: Stream Buffer

1. Variance Request

Existing Conditions	Proposed Application
<ul style="list-style-type: none">• A deteriorated concrete driveway with a gravel parking area.• The driveway, parking area, and residence are within the 75- and 50-foot stream buffers.	<ul style="list-style-type: none">• Repair the portion of the concrete driveway located west of the residence that has deteriorated from erosion.

2. Zoning History

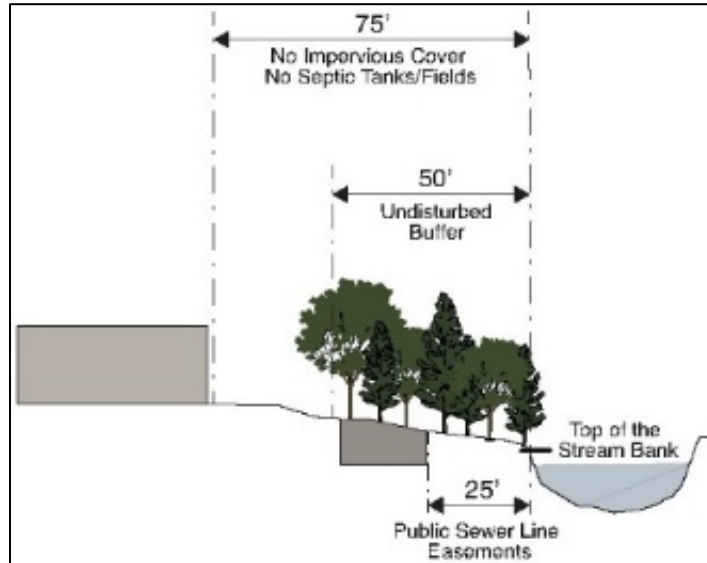
The subject property is zoned R-60 (Single-family). In October 1997 the Zoning Board of Appeals approved a variance to enlarge the existing duplex, the site was conditioned by the plans submitted.

3. Existing Site Features

The property is a 0.40-acre lot located south of S Columbia Drive and west of its intersection of Talley Street. A 2,640 square-foot single-family detached residence with access from S Columbia Drive. The Shoal Creek is located west of the residence parallel to the existing driveway. The driveway and gravel parking area are less than 25-feet away from the top of the stream bank. In addition, a 20-foot sanitary sewer easement that runs parallel to the western property line and encroaches 10-feet into the subject property and neighboring property at 249 S Columbia Drive. A portion of the driveway is located within the easement, said portion is not a part of the proposed repairs.

4. Stream Buffer Protection

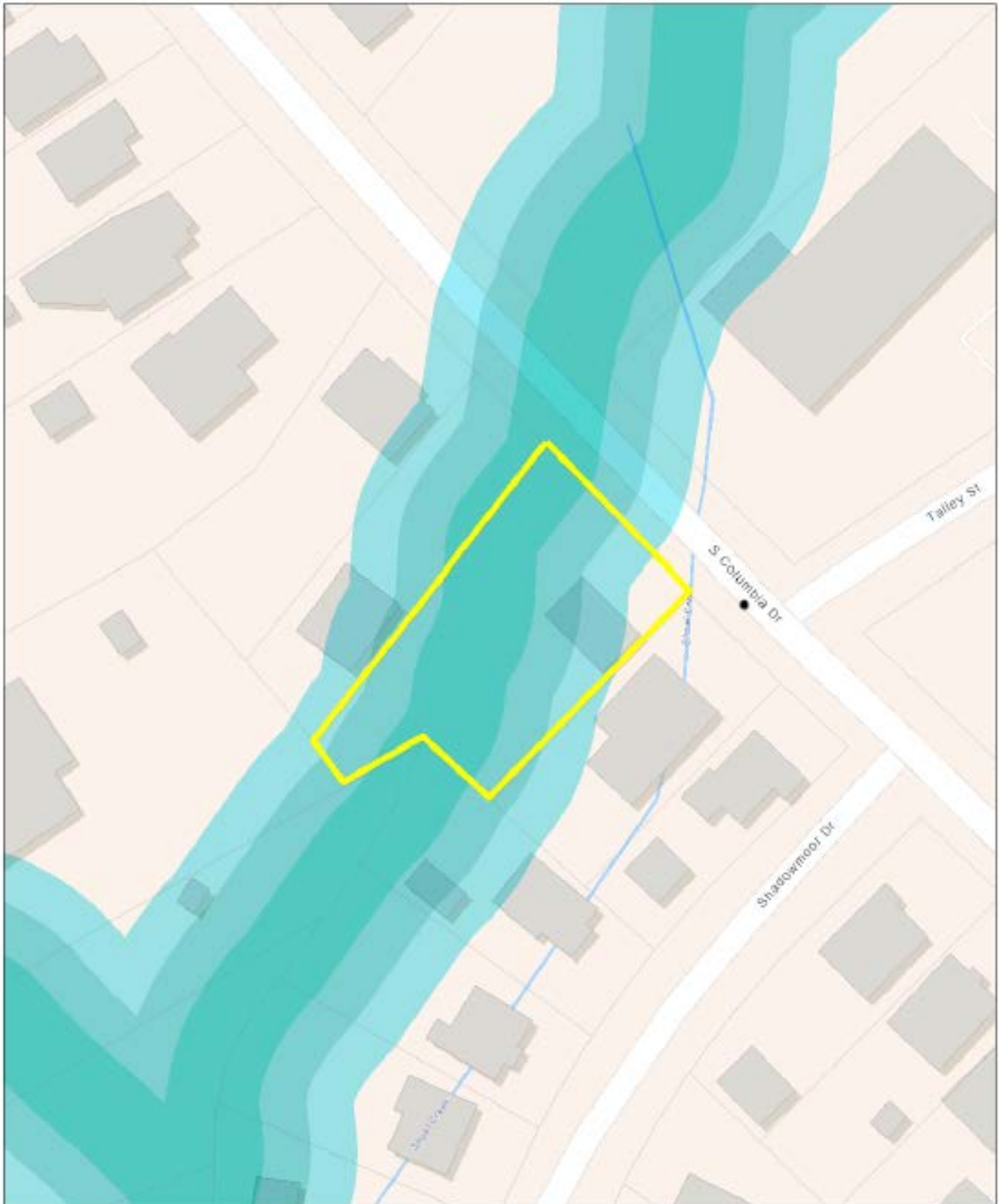
Per Section 9.2.5.A An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks of the stream as measured from the top of the stream bank. An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.



5. Engineer Comment/Recommendation

City staff finds the reasons set forth by the applicant may justify peculiar, extraordinary, and practical difficulties. An alternative design for the proposed driveway repair does not appear possible to eliminate the encroachment into the Stream Buffer. It is also recommended that bank stability improvements of preventing erosion be considered sufficiently as protective of the environment as existing conditions without requiring additional mitigation. City staff finds the variance should be approved based on plans submitted in the application.

Locational Map 75'-50'-25' Stream Buffers



Ariel Map

