



Zoning Board of Appeals Staff Report

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

Applicant: Michelle Krahe
Property Address: 715 McKoy Street
Parcel ID: 15 213 02 113
Land Use/Zoning: Low Density Residential / R-60 Single Family
Variance Request: Side and Rear Setback Encroachment

1. Variance Request

R-60 Standard	Required per UDO	Proposed Variance
Rear Yard Setback	30'	27'
Side Yard Setback	10'	7'

Note: Where a lot of record in an R-60 zoning district at the time of the effective date of the UDO has less than the required minimum lot width, one of the minimum required side yards may be reduced by ½ foot for each foot that the lot width is less than 60 feet. Subject property shows 50 feet of frontage along McKoy Street.

2. Zoning History

The subject property is zoned R-60 (Single-family) and is categorized as a low-density residential land use, the subject property has no history of a rezoning or variance approval.

3. Existing Site Features

The property is a 0.17-acre lot located west of McKoy Street and north of its intersection of Pharr Road. A 1,325 square-foot single-family detached residence exists on the site with a concrete driveway. A gravel driveway and outdoor recreation area is located front and side yard and beings from the concrete driveway towards the front of the residence and continues through the northern side yard. The subject property shows no substantial shifts in topography.

4. Project Summary

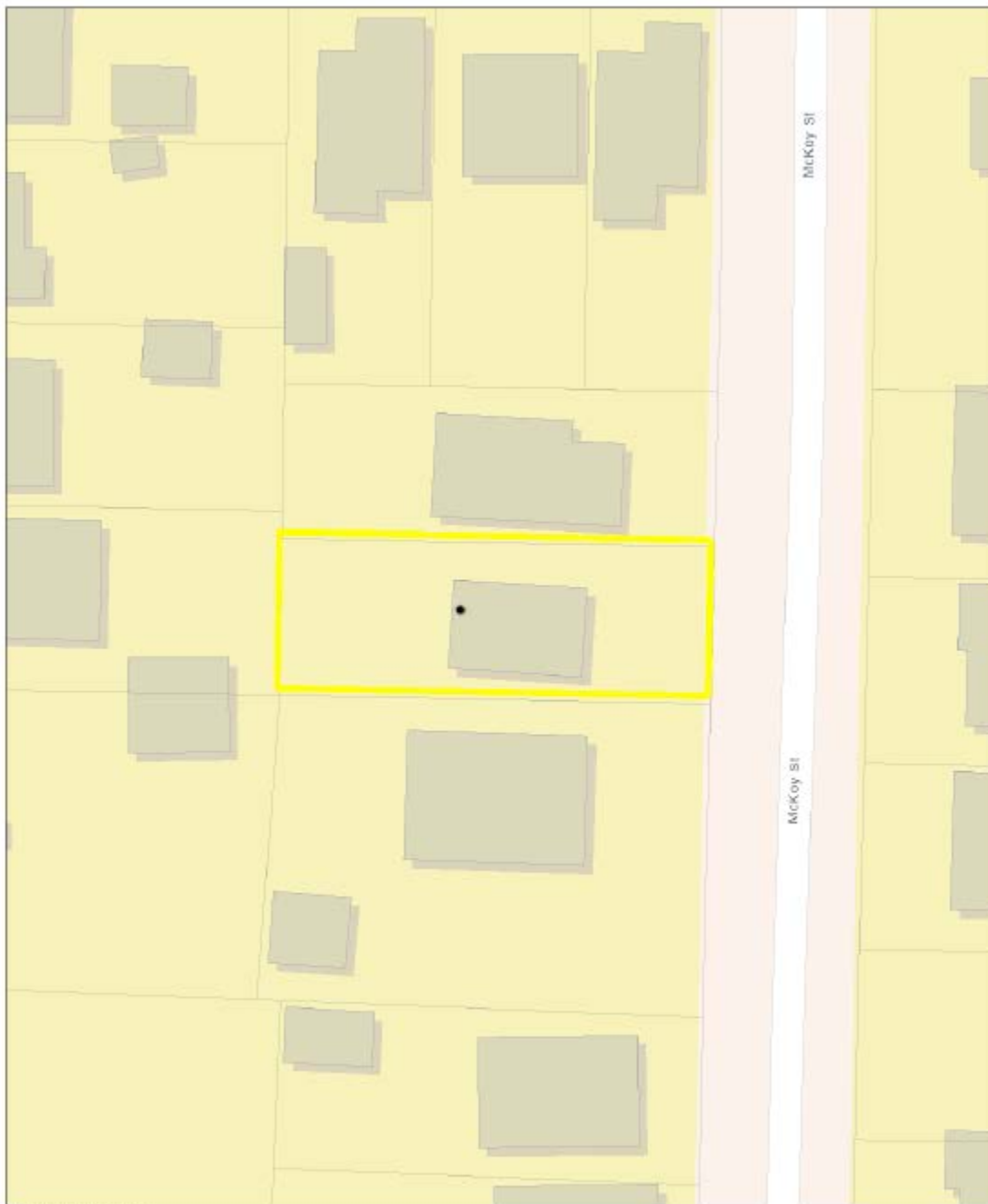
The applicant proposes to screen and expand the rear yard porch. Applicant has reduced the southern side yard to a 5-foot-setback and the northern side yard will remain a 10-footsetback. Applicant requests to encroach within the northern side yard setback and rear yard setback by 3-feet.

5. Staff Recommendation

Staff recognizes the constraints of the site such as the width of the subject property being less than the minimum width for the R-60 zoning district. In addition, the existing residence is located towards the rear of the permitted building envelope, with a measured distance of 42-feet from the building to McKoy Street. This distance from the public road is greater than the UDO front setback requirements. The intent of the setback requirements is to maintain a single-family aesthetic and provide a notable distance between residences. The enclosed porch is located near the southern side yard of the subject property, and the applicant requests encroachment along the northern side yard setback. This proposed project does not conflict with the intent of the UDO staff recommends

approval with the condition that the proposed enclosed porch shall encroach no further within the northern side yard and rear yard setback by 3-feet.

Lot Configuration



Ariel Map

