

AGENDA

ZONING BOARD OF ADJUSTMENT

COUNCIL CHAMBER

DECEMBER 18, 2019

8:30 A.M.

1. Invocation
2. DOCKET NO. 2019-11-V
Open a public hearing to consider approval of the request of Mary Servin, owner, for a variance from Section 14-7-7 of the City of Odessa Zoning Ordinance to decrease the side yard setback in a Single-Family Three (SF-3) zoning district from 5 feet to 2 feet, on Lot 33, Block 4 of the Greenway Park Addition. (1310 Clifford)
3. Other business
4. Adjourn

TO: ZONING BOARD OF ADJUSTMENT

FROM: RANDY BRINLEE, DIRECTOR OF PLANNING

SUBJECT: DOCKET NO. 2019-11-V

APPLICANT: Mary Servin, owner

REQUEST: Variance from Section 14-7-7 of the City of Odessa Zoning Ordinance

PROPERTY INVOLVED: Lot 33, Block 4, Greenway Park Addition. (1310 Clifford)

The property involved in this request is located at 1310 Clifford. The site is zoned Single-Family Three (SF-3) and is currently occupied by single family housing. The property is surrounded by single family residential development.

The applicant is Mary Servin, owner, and the purpose of the request is to allow a structure (carport) to be located three feet (3') forward of the required 5 ft. building setback. In order to allow the structure three feet (3') forward in the 5 feet setback, the applicant is requesting a variance from Section 14-7-7 of the City of Odessa Zoning Ordinance, which states:

In The Following Zoning Districts The Minimum Required Side Yard Shall Be In Accordance With The Following Schedule And No Building, Structure Or Use Shall Hereafter Be Located So As To Have A Smaller Side Yard On Each Side Of Such Building Than Herein Required, And No Side Yard Existing At The Time Of Passage Of This Ordinance Shall Be Reduced Below The Minimum Set Forth Herein:

SF-3: 5'

The following criteria as outlined in the Zoning Ordinance are to be used by the Board of Adjustment in evaluating variance requests. The burden of proof in meeting each of these criteria is upon the applicant.

A The variance request is not contrary to the public interest.

- B. Special conditions exist for the applicant that do not generally exist for others.
- C. A literal enforcement of the ordinance will result in unnecessary hardship.
- d. The spirit of the zoning ordinance is observed and substantial justice is done.

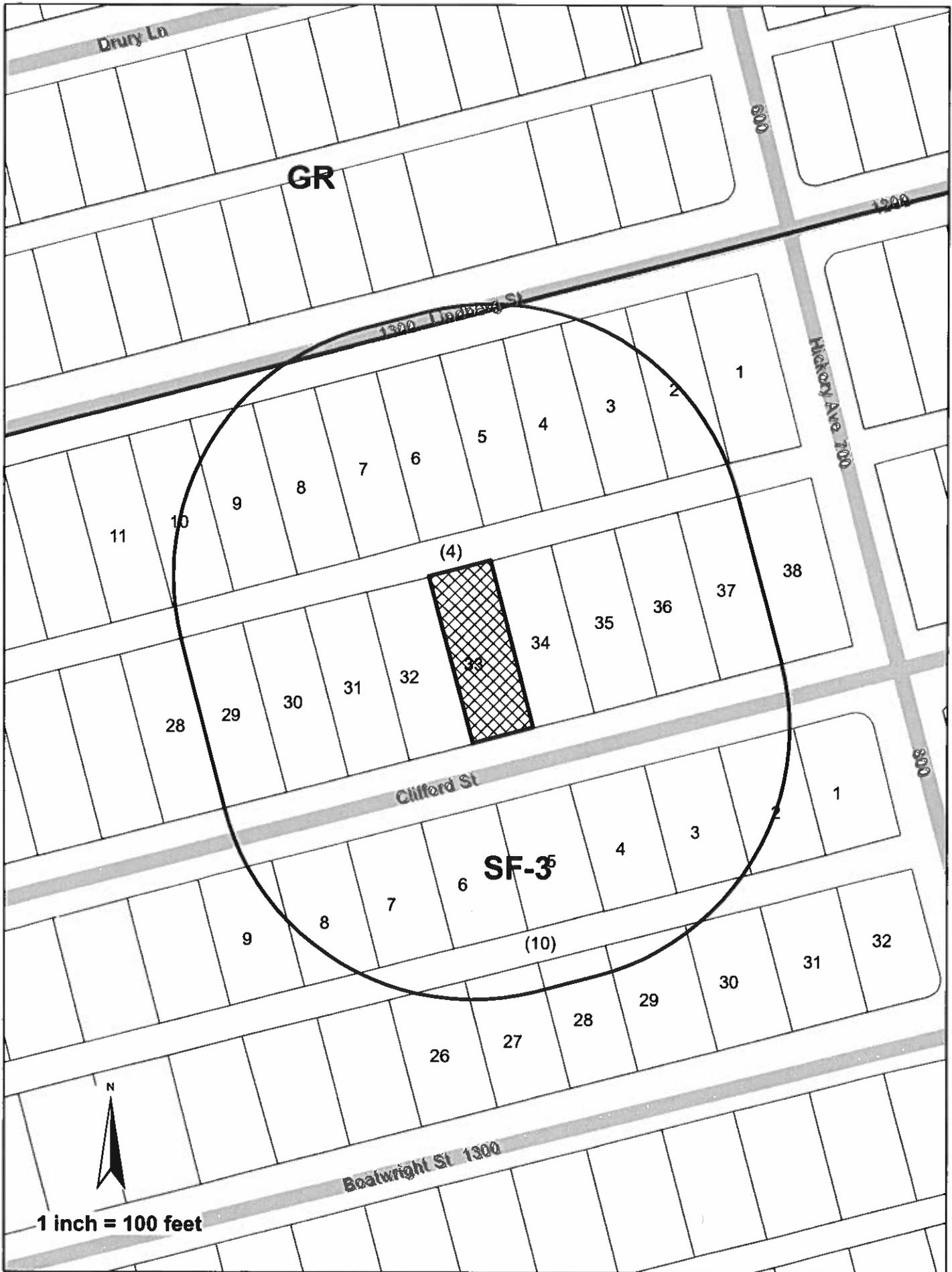
Staff analysis of this request is the applicant's request to reduce the side yard requirement to two feet (2') is reasonable and will not create any hazards or any hardship to surrounding properties related to light, air, or open space, nor will this request have a negative impact on the applicant's property or surrounding property.

Based on the preceding analysis, staff recommends approval of the request with the following condition:

1. Enclosure of the carport in the future is prohibited.

Information in order of inclusion:

- Area of notification map
- Copy of site plan



Drury Ln

GR

1300 Lindbergh St

600

1500

Hickory Ave 100

(4)

Clifford St

SF-35

(10)

Boatwright St 1300

800

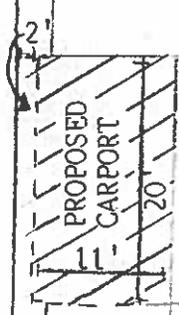


1 inch = 100 feet

50'

EXISTING

140'



EXISTING

5'

DRIVEWAY

25'



CLIFFORD