

CASE NUMBER:

VR 16-26

APPLICANT NAME:

Cuauhtemoc Esparza

LOCATION:

1807 Alonzo Street

PARCEL NUMBER:

01-143244-19200

VARIANCE REQUEST:

SETBACKS: Setback variance to allow for property located at 1807 Alonzo to waive the front yard setback requirements to allow a garage/carport to be built on the front of the house. The setback variance is going to be 24 foot into the front yard setback.

**ZONING ORDINANCE
REQUIREMENT:**

SETBACKS: The setbacks in an R-1 are Front - 25 ft, Side 7.5 ft and Rear - 25 ft in an R-1 Single Family Residential District.

ZONING:

R-1 Single Family Residential District

AREA OF PROPERTY:

Appears about 11,935 sq ft + / - or about .27 acres + / -

PUBLIC COMMENT:

Courtesy notices were mailed to property owners adjoining the subject property the week of July 24, 2016. As of the date of the report, staff has not received any concerns or comments concerning this variance.

PROJECT ANALYSIS

Project Description

The subject property consists of a rectangular-shaped lot, with a one store single-family residence in the Krewson's Subdivision JBO College area. This subject property contains an approximately +/- 2,437 gross sq ft single family residence.

The Applicant is wanting to build an attached carport on the front of the subject property like the one in the picture below:



AERIAL PHOTO

