

CASE NUMBER:

VR 16-28

APPLICANT NAME:

St. Bernard Village

LOCATION:

1711/1713 and 1791/1721 Heern Drive

PARCEL NUMBER:**VARIANCE REQUEST:**

SETBACKS: Setback variance to allow for property located at 1711 / 1713 Heern Drive and 1719 / 1721 Heern Drive located in St. Bernard Village for 2 proposed condo units. In order to provide adequate driveway lengths, the proposed units must be placed within the rear setback. The west unit is 5.77 ft in the setback and the east unit is 14.4 ft in the setback.

**ZONING ORDINANCE
REQUIREMENT:**

SETBACKS: The setbacks are Front - 15 ft, and Rear - 15 ft in an R-1 Single Family Residential District - P.U.D..

ZONING:

R-1 Single Family Residential District - P.U.D.

PUBLIC COMMENT:

Courtesy notices were mailed to property owners adjoining the subject property the week of July 25, 2016. As of the date of the report, staff has not received any concerns or comments concerning this variance.

PROJECT ANALYSIS

Project Description

The Applicant is wanting to build two duplexes that are going to go over into the rear setback:



AERIAL PHOTO



Looking South toward the property.



Looking East with the subject property on the right.



Looking southeast directly toward the subject property.



Looking directly across the street from the subject property toward the north.



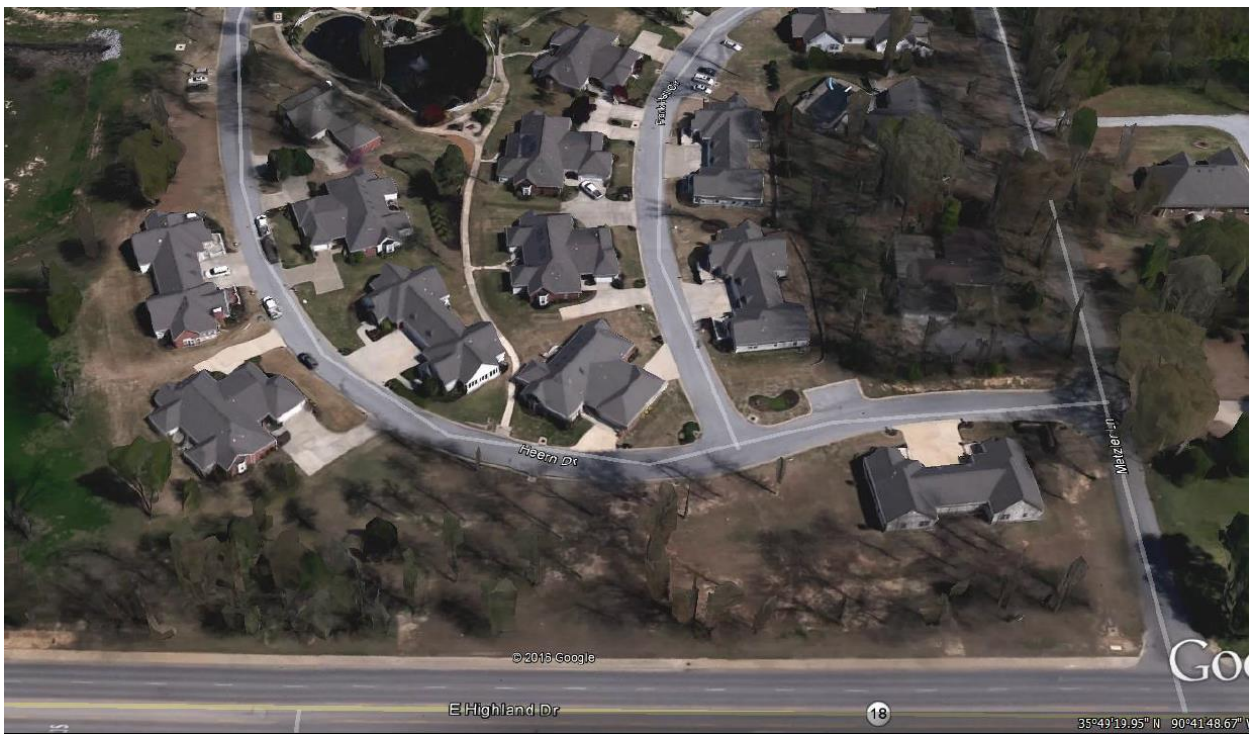
Looking directly toward the property facing north.



Looking directly toward the west with the property on the left.



Looking toward the northwest directly from the property.



Looking toward the north of an aerial view toward the property.