



A variance is being requested for an addition at 6151 Wigeon Court to encroach 3.0' into the west side yard setback. The existing home is 9.0' from the west property line and 10.9' from the east property line. The zoning code requires an 8.0' and a 10.0' side yard setback, respectively (153.022(4)). The homeowner is wanting to add storage space in their garage due to the existing garage being narrow in width for a 2-car garage at 20.7', and this cannot be accomplished without a variance. Without the variance, only 1.0' could be added to the west side of the existing garage, which will not allow enough storage space for trash cans and bikes. Due to the existing wall at the right side of the garage being flush to the back of the home, there is not an option of adding any additional space to the garage at the rear. Adding 4.0' to the home encroaches into the west side yard setback 3.0' and will give them the additional storage space they need. This reduces the required side yard setback from 8.0' to 5.0'. Maintaining 5.0' from the side yard property line will not require any fireproofing to the addition. The addition will not cause a substantial adverse effect to the property of improvements in the vicinity. It will also not affect the delivery of governmental services.

