



Legislation Text

File #: 17-0343, **Version:** 1

ITEM TITLE: Approval of Variance (#17-01) located at 629 S. Snowtree Drive, Lot 5, Block 3, Black Gold Subdivision #1 Div II, for a five (5) foot variance into the required fifteen (15) foot back yard setback for a storage and dog area addition to an existing single-family residence. Applicant: Lester Greene.

SUBMITTED BY: Rochelle Rollenhagen, Senior Planner

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Staff recommends Variance #17-01 be approved by the Commission with the following conditions:

1. Building Permits must be approved and issued by the City of Valdez prior to issuance of the Variance;
2. In conformance with Valdez Municipal Code Section 17.06.070 (B), any conditional use, variance or exception approved by the planning and zoning commission shall be conditional upon the privilege granted being utilized within twelve months after the effective date of the approval. In the event construction work is involved, it must actually commence within the stated period and must be diligently prosecuted to completion; otherwise the approval is automatically voided. The planning and zoning commission may extend the time the construction is to start if satisfactory evidence of planning progress is presented. Any substantial change to the plans or building proposal shall require resubmission to the planning and zoning commission.

SUMMARY STATEMENT:

The City received a Variance request from Lester Greene for a five (5) foot variance into the required fifteen (15) foot back yard setback for a storage and dog area addition to an existing single-family residence, located at 629 S. Snowtree Drive, Lot 5, Block 3, Black Gold Subdivision #1 Div II. A variance is required to build this storage area as shown on the site plan.

The public hearing notice was posted in the Valdez Star on June 14 & June 21, 2017. A 300 feet notification was sent per Section 17.06.060 of Valdez Municipal Code on June 6th, 2017. A Public Hearing took place at the Planning & Zoning Commission on June 28, 2017.

Staff has provided the Planning and Zoning Commission the attached Finding and Conclusions for Variance # 17-01 for review.