



## Legislation Text

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**File #:** 19-0221, **Version:** 1

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### **ITEM TITLE:**

Public Hearing for Variance Application 19-02 for an Eight-foot (8') Projection of a Proposed Deck into the Required Rear Yard Setback for Jesse Deaton at his Single-family Residence Located at 455 Resurrection Loop (Lot 20, Block 1, St. Elias Subdivision)

**SUBMITTED BY:** Kate Huber, Senior Planner

### **FISCAL NOTES:**

Expenditure Required: N/A  
Unencumbered Balance: N/A  
Funding Source: N/A

### **RECOMMENDATION:**

Public hearing only.

### **SUMMARY STATEMENT:**

On April 30, 2019, the Planning Department received an application from Jesse Deaton for a variance for the eight-foot (8') projection of a proposed deck into the required rear setback for his lot at 455 Resurrection Loop. There is already an existing single-family residence on the lot, with a common wall shared with the unit on the neighboring parcel. The parcel is zoned multiple-family residential. The multiple-family residential zoning district, per Valdez Municipal Code (VMC) 17.18.070, requires structures maintain a minimum fifteen foot (15') setback from rear yard lot line.

The application and accompanying site plan are attached for your reference.

Initially, the required public hearing for this variance was scheduled for May 22, 2019. The May 22, 2019 Planning and Zoning Commission meeting was cancelled due to a loss of quorum and the public hearing was rescheduled for June 12, 2019. Unfortunately, the June 12, 2019 Planning & Zoning Commission meeting was also cancelled due to a loss of quorum and the public hearing for CUP #19-04 was moved to June 26, 2019.

A public notice regarding this proposed variance was published in the online Valdez Star on May 8, May 15, and May 29, 2019. The same notice was also posted in City Hall. Notification letters were mailed to property owners within 300 feet of the site on May 8, May 31 and June 14, 2019.