

Willie Carport Variance
1632 Wetmore Avenue
Narrative Statement

1. The variance will not be materially detrimental to the property in the area of the subject property or to the city as a whole.

This application for variance is to replace an existing carport with a new carport structure. The request of the variance is to allow the rear yard setback to be 3ft from the rear property line for the footings of the new carport. The original carport was granted a 3ft rear yard setback variance in 1980. This variance would allow for a new structure to replace the existing thus no detrimental impact to the property nor the city as a whole.

2. The variance is necessary because of exceptional or extraordinary circumstances regarding the size, shape, topography or location of the subject property; or the location of a preexisting improvement on the subject property that conformed to the zoning or Unified Development Code in effect when the improvement was constructed.

This variance is necessary because the size and shape of the subject property. There is a current variance for the property granted when the structure was originally built in 1976. This variance granted a 16ft rear yard setback versus 20ft. The variance is needed to be able to be able to maintain the location of the preexisting improvement (old carport) when the new improvement is constructed (new carport).

3. The variance will only grant the subject property the same general rights enjoyed by other property in the same area and zone as the subject property.

This variance allows the property to maintain the current rights it enjoys from the original approved variance. Surrounding properties in this zone have assimilated to the current configuration and this variance will not grant rights nor restrict rights currently being enjoyed by other properties adjacent to or in the subject zone.

4. The need for the requested variance is not the result of a self-created hardship.

This variance request is not the result of a self-created hardship. There currently exists a variance which allowed for a carport structure to be built over 30 years ago. That structure has become weathered and unsightly due to its age and materials. This variance allows a project to move forward that replaces that structure with a new, matching carport improving the value and viability of the entire property.