



P&DS TRANSMITTAL

FROM: Mark Castro, 
Lead Planner

PROJECT: T18CM01504
1810 N Cloverland Ave
New Detached Carport

TRANSMITTAL: 6/04/18 **REVISED**

COMMENTS: the following comments are relative to an application for a Board of Adjustment Variance (UDC 3.10.3).

This site is located in the R-1 zone (UDC 4.7.8). A single-family residence (SFR) is a permitted use in this zone (Table 4.8-2). See Use-Specific Standards 4.9.7.B.5 - 9.

The minimum required front street perimeter yard is 20 feet or one and one-half the height of the proposed wall (H), measured from the street property line, whichever is greater, up to a maximum of 90 feet (UDC.6.4.5.C.1.a).

Based on a wall height of 10', the required setback to the front street lot line is 20'. The applicant is proposing 11'-5".

The minimum driveway length for a carport is eighteen feet to the property line (UDC Section 6.4.5.C.2.b.1.a & b.)

The applicant proposes a reduced driveway length from 18' to 11'-5", as measured to the front street lot line. There is no sidewalk along the front street perimeter yard.

Detached accessory buildings are not permitted in the buildable area extending the full width of the lot between the principal building and the front street lot line (UDC Section 6.6.3.B)

The new carport is detached and is located in the front yard area.

Board of Adjustment variances are required prior to approval of the submitted plans.