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From: David Rivera
To: Tellez, Walter; Thrall, Heather
Date: 02/14/2006 8:51:21 AM
Subject: Re: Fwd: Zoning Q

Thanks Walter.

>>> Walter Tellez 02/14/2006 8:50:41 AM >>>
Hi Heather,

To be a detached accessory structure, it has to be less than half (49% or less) the size of the principal structure/use. No limits if attached to the residence.

>>> Heather Thrall 02/14/2006 8:39:26 AM >>>

Good morning Walter. You may recall the gentleman in the SH zone in Greyhawk Ranch that proposed a garage larger than the residence on the site. Since we have been unable to reach him to obtain further information for a determination on accessory structure size, this example has come in and appears to need a similar review. I would like your advisement, please, on the following zoning inquiry. My concern is with regards to two aspects of the code and accessory structures/uses.

- 1) Accessory structures are to be secondary to the principal dwelling/use in residential zones. The following described project would be secondary in size, but only slightly, to the principal dwelling.
- 2) The R-1 zone requires that of two possible units on a site, one unit is 25% smaller than the other. The following described project would not be a second unit - but, as an accessory structure, would greatly exceed the size requirement of a 2nd dwelling.

Thank you for your time Walter.

>>> Steve Bohn <SNSBohn@cox.net> 02/13/2006 3:46:15 PM >>>
Hi Heather-

I am doing a project and have several zoning Q's for you. The existing home is 1585 SF with 3 bedrooms, one bath, R-1 zoning. In the back (rear) we are adding a 1552 SF detached, large 2 car garage with workspace, storage and Study/bath/closet area. The detached addition will not be encroaching into any setbacks and the garage will be accessed from the front drive area (no rear or alley access is available). The structure will be used for personal hobby work, not business.

Do you foresee any zoning issues with this project?

Thanks so much for your time.

Steve Bohn

CC: Gehlen, Patricia; Gross, Craig

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