

Address: 6220 E. Calle Camelia
Existing Zoning: R1-14
Block Location: 6200 East – 3800 North
Quarter Section: 16-42
Proposal: Variance to allow 27.04% lot coverage. 25% Allowed
Applicant: Dan McIntyre
Owner: Alfeld 5 LLC

Dear Planning and Development,

We are requesting a variance to allow 27.04% lot coverage on the 1st floor rather than the 25% lot coverage afforded us by the Zoning of R1-14. If the variance is not approved the owners will be forced to sell the property. Special circumstances exist on this lot. The original home was built on the lot in the late 1950's and the lot lacks 113 square feet of meeting the minimum dimensions for the R1-14 district.

There are special circumstances relating to the size and shape and prior development of this lot, which creates a property hardship sufficient to warrant the relief requested. These are conditions which predate the zoning ordinance and are not the result of any action on the part of the owner/ applicant or prior owner. Approval is necessary for allowing the family to move into the property and the enjoyment of substantial property rights and to enable the house to be brought up to current standards, which are different from the standards in place in the 1950's when the house was originally constructed.

The new house will be a 2- story home which will still meet all setback requirements. It will have 2 bedrooms downstairs including a master bedroom and a 2nd bedroom for elderly parents. A living room, kitchen, dining room and a 2-car garage. The 2nd floor will be 3 kids bedrooms with a study area.

This property was previously approved for a variance allowing 27.02% lot coverage in 2008 (Application No. ZA-320-08). However, the previous owners ran into financial hardships and never obtained the permits making the approved variance obsolete.