



## Board of Adjustment Report

April 22, 2025

**TO:** Board of Adjustment

**FROM:** Jessica Rees, City Planner

**SUBJECT:** BOA 25-002: Applicant Kelsey Dawson with Allied Outdoor Solutions, representing property owner Reed Preston, requesting a variance regarding Section 2.4.4 of the Zoning Ordinance for the side yard setback of a proposed patio cover. The property is zoned Single Family-4 and the address is 2824 Daniel Court.

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### **BACKGROUND:**

The property located at 2824 Daniel Court is requesting a variance for a proposed patio cover addition. The existing structure was built in 1979 and looks like it may have had a garage at some point that has since been enclosed. Due to the irregular shape of the lot, it is not easy to figure out how the lot should be divided into zones and setbacks.

Based on staff's interpretation of the current zoning ordinance and how the existing structure is on the lot, staff feels the side yard setback for the east side of the property should be 9'9". The proposed patio cover is roughly 4' 11" to the side property line.

### **NOTIFICATION:**

A public notice was published in the Daily Commercial Record on April 9, 2025, and notices were mailed to owners of real property within two hundred (200) feet of the subject tract. At the time of this report no responses have been received. Staff will provide an update on responses at the meeting.

### **RECOMMENDATION:**

Staff recommends that the Board of Adjustment deny this variance request as it does not meet the required side yard setback.

### **ATTACHMENTS:**

BOA Application  
Proposed Plans