

MEMORANDUM

TO: Board of Zoning Appeals
FROM: Roger O. Freytag, Zoning Administrator ROF
SUBJECT: Request for Variance - Eldon Fuhrhop -
front porch expansion.
DATE: July 21, 1988

RECOMMENDATION

BZA 88-11

It is recommended that the Board of Zoning appeals approve a Variance to allow the expansion of the front porch in the front yard setback.

BACKGROUND

A request has been received from Eldon Fuhrhop at 121 Rohrs Street to increase the length of his front porch along the front of the house. The increase will be within the front yard setback. There is presently 33' of right-of-way on his side plus the required 25' setback making the total setback 58' from center line of Rohrs Street, the porch is located at 46' off the center line of Rohrs Street.

I have reviewed the situation, I believe the porch could be allowed to expand since it is expanding toward the street by only one concrete block width or by 8".

It meets the Standards of Variation by the following reasons:

- a) That there is an exceptional circumstance to this property in that the existing porch was located in the front yard setback.
- b) That such a Variance is necessary for the enjoyment of a property right possessed by other property in the same district.
- c) That the granting of such Variance will not be materially detrimental to the public welfare or injurious to the property in the vicinity.
- d) That the granting of such Variance will not alter the land use characteristics of the vicinity or diminish the value of adjacent land or increase the congestion in the public streets.

ROF:skw