

STAFF REPORT

Application: Variance to Construct a Single Family Dwelling Upon a Non-conforming Lot

Applicant: Ronald and Patricia Mangelsdorf

Agenda Item: 8b

Background Information:

Applications 2007-96 and 2007-97 are made to request Variance from the following requirements of the Ordinance:

1. Lot does not contain minimum 20,000 square feet buildable area (Ord. Sec. 5.5-6)
2. Proposed structures do not meet the 30 foot bluff setback (Ord. Sec. 5.5-6)
3. The revision of the common line between Tract A and Tract B is a change to Variance approved under application 2004-38.

At the last meeting of the Planning Commission, the Commission tabled applications 2007-96 and 2007-97 to allow the applicant time to redraw the site plan information to reflect changes requested by the Commission. These changes include the following:

1. Redraw plans showing path access only other than individual stairways.
 2. Redraw plans to reduce the overall footprint of the structures upon each site to be more conforming to what was originally submitted to, and approved by the City Council in spring 2007.
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Staff Recommendation: Upon tabling applications 2007-96 and 2007-97, the Planning Commission provided the applicant until April 28, 2008 to provide the requested information. Staff recommends tabling the applications until the next meeting.