



Legislation Details (With Text)

**File #:** 22-1833      **Version:** 1      **Name:** ZBA22-2031; 1301 Lutz Avenue  
**Type:** Resolution/Public Hearing      **Status:** Filed  
**File created:** 11/7/2022      **In control:** Zoning Board of Appeals  
**On agenda:** 12/7/2022      **Final action:** 12/7/2022  
**Enactment date:**      **Enactment #:**  
**Title:** ZBA22-2031; 1301 Lutz Avenue

Mike Kirchner AIA, representing property owners, is requesting a 64 square foot variance from Section 5.16.6 (2)(D) Accessory Uses and Structures in order to construct a new detached garage that will exceed the maximum allowable 35% coverage in the rear setback area. The new garage is permitted to occupy 375 square feet of rear setback and the proposed garage will occupy 438 square feet (41%). The property is zoned R1C, Single-Family Dwelling District.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report ZBA22-2031; 1301 Lutz.pdf, 2. 1301 Lutz Ave Zoning Map.pdf, 3. 1301 Lutz Ave Aerial Map.pdf, 4. 1301 Lutz Ave Aerial Map Zoom.pdf, 5. 1301 Lutz Ave Survey & Plans.pdf, 6. Nisson email in support of 1301 Lutz.pdf, 7. Segar Horowitz letter of support for 1301 Lutz.pdf, 8. Niemi-Clak email of support for 1301 Lutz.pdf

Date	Ver.	Action By	Action	Result
12/7/2022	1	Zoning Board of Appeals		
12/7/2022	1	Zoning Board of Appeals	Approved by the Commission	Pass

ZBA22-2031; 1301 Lutz Avenue

Mike Kirchner AIA, representing property owners, is requesting a 64 square foot variance from Section 5.16.6 (2)(D) Accessory Uses and Structures in order to construct a new detached garage that will exceed the maximum allowable 35% coverage in the rear setback area. The new garage is permitted to occupy 375 square feet of rear setback and the proposed garage will occupy 438 square feet (41%). The property is zoned R1C, Single-Family Dwelling District.