

FREIBERGER GARAGE VARIANCE

PROJECT REVIEW

Existing Conditions

Property Location:	6816 135 th Street West		
Legal Description:	Lot 1, Block 5, GREENLEAF 1 ST ADDITION		
Comprehensive Plan Designation	LD- Low Density Residential (0-6 units/acre)		
Zoning Classification	R-3 Single Family 11,000 s.f.		
Existing Platting	Platted lot.		
Current Land Use	Single family residential.		
Size:	15,180 sq. ft. (0.35 acres)		
Topography:	Flat		
Existing Vegetation	Urban landscape.		
Other Significant Natural Features	None.		
Adjacent Properties/Land Uses	NORTH	6843 135 th Street West	
		Comprehensive Plan	LD-Low Density Residential (0-6 units/acre)
		Zoning/Land Use	R-3 Single Family 11,000 s.f.
	SOUTH	13533 Fordham Avenue	
		Comprehensive Plan	LD-Low Density Residential (0-6 units/acre)
		Zoning/Land Use	R-3 Single Family 11,000 s.f.
	EAST	13508 Fordham Avenue	
		Comprehensive Plan	LD-Low Density Residential (0-6 units/acre)
		Zoning/Land Use	R-3 Single Family 11,000 s.f.
	WEST	6850 135 th Street West	
		Comprehensive Plan	LD-Low Density Residential (0-6 units/acre)
		Zoning/Land Use	R-3 Single Family 11,000 s.f.

The Staff reviews variance applications based strictly upon the requirements of the state statutes and the City Code which require that the applicant establish that there are practical difficulties present in order for a variance to be granted, and that logical alternatives are not available. In order to grant a variance, the City considers the following factors to determine whether the applicant established that there are practical difficulties in complying with the provision(s) of this Chapter: **special conditions apply to the structure or land in question** that are **particular to the property** and do not apply generally to other land or structures in the district or vicinity in which the land is located; the granting of the proposed variance will **not be contrary to the intent of this chapter**; the special conditions or circumstances **do not result from the actions of the owner/applicant**; the granting of the variance will **not merely serve as a convenience to the applicant**, but is **necessary to alleviate practical difficulties** in complying with the zoning provisions of this Code; and the variance requested is the **minimum variance necessary** to alleviate the practical difficulty. A “practical difficulty” is defined as follows: the applicant proposes to use the property in a **reasonable manner** not permitted by the zoning provisions of the code; the plight of the applicant is due to **circumstances unique to the property** not created by the

applicant; and the variance, if granted, will **not alter the essential character** of the locality. *Economic considerations alone do not constitute practical difficulties.*