



## Legislation Details (With Text)

---

**File #:** 23-0204      **Version:** 1      **Name:** The Gardens Warr Setback Variance  
**Type:** Planning Item      **Status:** Passed  
**File created:** 6/9/2023      **In control:** Planning Commission  
**On agenda:** 6/15/2023      **Final action:** 6/15/2023  
**Title:** The Gardens, Warr Setback Variance Request  
**Sponsors:** Planning Commission  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Gardens Variance Request Layout

Date	Ver.	Action By	Action	Result
6/15/2023	1	Planning Commission	approved	Pass

### The Gardens, Warr Setback Variance Request

**SUMMARY:** The Gardens is requesting a setback variance for the Warr property, Tax Map 099C C 031.00. They had previously received a setback on the rear of the property, however there were some changes to the design of the house. Under the new design, the required egress to meet fire marshal requirements has been moved from the rear of the lot to the side of the lot. They are requesting that the variance that was granted on the rear be rescinded and granted as a side setback. The setback variance request is for 4 feet, which would reduce the side setback from 10 feet to 6 feet. The proposed structure is a small wooden landing with a set of stairs.

**STAFF RECOMMENDATION:** Staff recommends approval of the setback variance.

**NECESSARY PLANNING COMMISSION ACTION:** Approve the variance request