



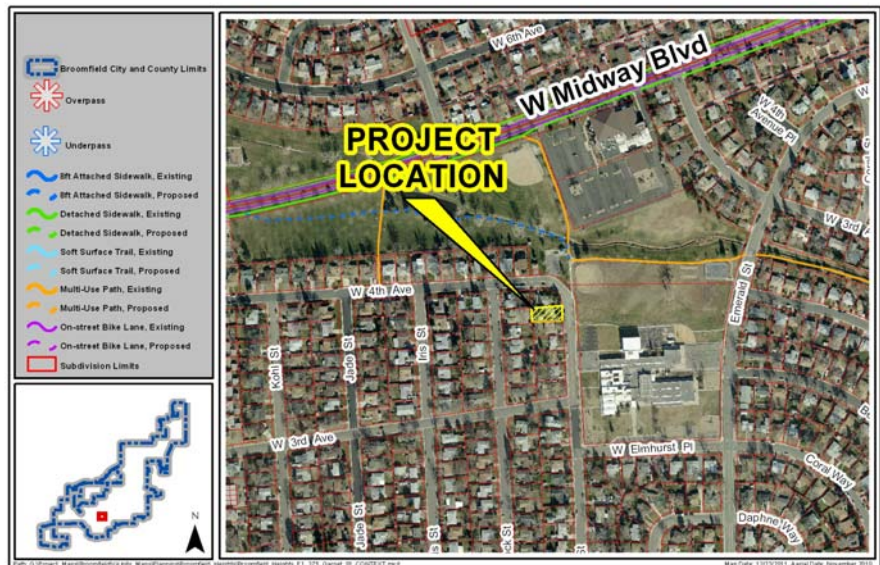
**PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM**

To: Planning and Zoning Commission
 From: David A. Shinneman, Planning Director
 Alice Hanson, Senior Planner

Meeting Date	Agenda Category	Agenda Item #
January 9, 2012	Business	4.b
Agenda Title:	1. Public Hearing on an application for a side yard setback Variance Request from 6 feet to 0 feet to allow a shed to encroach 6 feet into the side yard setback as set forth in the Broomfield Municipal Code. 2. Consideration of a resolution regarding the application Location: 375 Garnet Street Subdivision: Broomfield Heights Filing No. 1 Applicant: Jose H. Navas Valle	

Summary

- Property owner and resident, Jose Navas Valle has applied for a side yard setback variance of 6 feet in order to obtain a permit for a shed constructed on the side of his home at 375 Garnet with a 0 foot side yard setback.
- The property is located in the Broomfield Heights subdivision which is zoned R-1 which requires a minimum side yard setback of 5 feet and a combined side yard setback of 15 feet.
- In reviewing the case, the information provided by the applicant was



- insufficient to determine whether additional variances may be needed to permit the shed to remain in its current location. The applicant has been out of town and unable to respond to the request from staff for additional information regarding setbacks and structures on the property.
- Because the public notice has been published, property posted and neighbors notified, the Planning and Zoning Commission will need to open the hearing, but the case cannot be adequately considered without additional information.

Prior Board Action

None for subject lot.

Alternatives

- Continue the public hearing to January 23, 2012.

Proposed Actions/Recommendations

Based on the above, it is recommended...

- That the public hearing regarding the requested variance be continued to January 23, 2012.**