



## Legislation Text

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**File #:** 24-0076, **Version:** 1

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ZV(R)2023-0142

Michael & Catalina Cicero, 16900 NW 19 Street (District 3)

### **SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND:**

Michael Cicero, owner, submitted a residential zoning variance request to legalize an existing driveway for the single-family residence located at 16900 NW 19 Street in Laguna Isles neighborhood which is zoned PUD (Planned Unit Development) and follows the “Big Sky North” PUD guidelines for Residential Single-Family (SF-1). The PUD does not address front lot coverage, driveways; therefore, the provisions of the City’s Land Development Code (LDC) apply.

On September 29, 2023, the City’s Code Compliance Division cited the property owner (Case No. 230903825) for work performed without permits.

In October 5, 2023, the owner submitted building permit application No. RX23-12845 to construct a driveway at the property; however, the application cannot be approved as the existing work under the application exceeds the limitations of the LDC.

The applicant is requesting:

- **ZV(R) 2023-0142** is to allow 51% front lot coverage (total) instead of the allowed 40% front lot coverage (total) in a zero-lot.

The applicant is aware that Board consideration of residential variance request does not preclude the property owner from obtaining all necessary development related approvals or permits.

The subject property is in Laguna Isles. The applicant has provided a copy of the Homeowner Association (HOA) approval, dated September 14, 2023.

### **VARIANCE REQUEST DETAILS:**

**ZV(R) 2023-0142** is to allow 51% front lot coverage (total) instead of the allowed 40% front lot coverage (total) in a zero-lot.

*Code Reference:*

**Table 155.620 Accessory Building and Structures**

Type, Driveway, Zero-Lot, Maximum Dimensions, 40% front lot coverage