

Non-Use Variance for New Detached Garage

5226 Brady Road

Scott Schwartz - Resident

Property Facts

- The property at 5226 East Brady Road is a 1 Acre lot which is 43,560 square feet.
- House Foot Print is 2848 square feet
- Detached Garage Foot Print is 2560 square feet
- Lot Coverage total is 12.4%, where 30% is allowed.

Request Summary

- Non-Variance for New Detached Garage & Storage Building at 5226 East Brady Road.
- Request Includes:
 - A 2,560 sq ft detached garage
 - Height of 18.4 ft
 - Total garage area (existing + proposed): 3,296 sq ft
- This exceeds the allowed 1,650 sq ft maximum accessory structure size per UDC 7.3.304.C.1.a.
- The property has an existing 736 sq ft attached garage.

Compliance

- **In compliance with UDC 7.3.304**
 - **Accessory Uses: Use specific standards C.1.a**
- **Property size:**
 - **43,560 sq ft (1 acre), adequately sized for the proposed structure.**
 - **All surrounding properties are also one acre or larger.**
- **Lot coverage:**
 - **Maximum allowed: 30%**
 - **Current usage with additions: ~8%**
 - **Total with proposed garage: <13%**
 - **Fully compliant with R-E (Residential Estate) zoning requirements.**
- **Structure height:**
 - **Will not exceed height of neighboring 2-story structures.**
 - **Proposed height adjusted from 16 ft to 18.4 ft through administrative adjustment.**
 - **Garage is approximately 4 ft lower than the home, reducing its visual presence.**

Physical Conditions

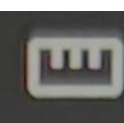
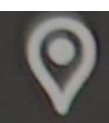
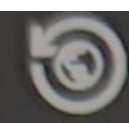
- Extraordinary or exceptional physical conditions.
- The area (Rustic Hills Acres) includes many properties with oversized garages previously approved by:
 - DRE
 - City Planning Commission
- Many nearby neighbors have similar-sized garages and have received non-use variances.
- The neighborhood's established development pattern supports such structures.

Property Use

- There is a necessity for reasonable use.
- The proposed garage will:
 - Provide indoor storage for personal equipment, trailer, and a truck.
 - Eliminate visible outdoor storage, improving property appearance
- Rustic Hills Acres is rural in character, though within city limits.
- Proposed structures (similar to horse barns and other large outbuildings) are common and previously approved.
- The structure will improve the neighborhood by promoting:
 - Cleaner appearance
 - Appropriate rural-style use of large lots
- Granting the variance supports best use of the property without undermining city guidelines.

Impact

- No Adverse Impact on Surrounding Properties
- The variance will not negatively impact:
 - Adjacent properties
 - The property owner
 - Public welfare
- Expected benefits include:
 - Enhancing a bare lot with a clean, landscaped, groomed appearance.
 - Elevating the visual appeal of the neighborhood.
- Structure design:
 - Matches look and color of surrounding homes.
 - Will not visually dominate or detract from the neighborhood.
- Natural screening:
 - Large, mature trees along property edges reduce visibility from the street.



Houses with Large Detached Garages in RHIA Nearby 5226 Brady Road

- 5202 Rocking R - ~ 3141 Sq Ft Garage
- 5203 Constitution Ave - ~ 3440Sq Ft Garage with 2400 Sq ft 2nd Floor
- 5211 Constitution Ave - ~ 2940 Sq Ft Garage
- 5119 Rocking R - ~ 2723 Sq Ft Garage with 1000 Sq ft 2nd floor
- 4920 Rocking R - ~ 2749 Sq Ft Garage
- 5019 Rocking R - ~ 2233 Sq Ft Garage
- 5104 Rocking R- ~ 2088 Sq Ft Garage
- 5215 Brady Rd - ~ 2316 Sq Ft Garage
- 5110 Brady Rd - ~ 2503 Sq Ft Garage
- 5034 Brady Rd -- 2104 Sq Ft Garage
- 2006 Prong Horn Ln - ~ 2644 Sq Ft Garage
- 1917 Payton Cir - ~ 2352 Sq Ft Garage

Questions