

**July 28, 2022**

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**1. CASE #2022-17 GUSTAVO MUNOZ**

Petitioner is requesting the following two variances to construct a detached garage and two separate porches on an existing house in an R1B zone:

1. To reduce the side setback from 30<sup>th</sup> Street from 25' to 9' for a covered porch addition to the house (The proposed detached garage would have a 15' setback from 30<sup>th</sup> Street) (UZO 2-3-7); and
2. To reduce the front setback from Ferry Street for another covered porch addition to the house from 40' to 27'; (UZO 2-3-7)

on property located at the northeast corner of 30<sup>th</sup> and Ferry, specifically 3000 Ferry Street, Lafayette, Fairfield 22 (SW) 23-4.

**2. CASE #2022-18 THOMAS AND KARAN LUCKETT**

Petitioners are requesting a variance to reduce the front setback from 25' to 17' for a new covered front porch on property zoned R1B, located at 22 Prairie Court, Lafayette, Fairfield 15 (SW) 23-4. (UZO 2-3-7)

**3. CASE #2022-19 TRIPLE R, LLC**

Petitioner is requesting the following six variances to construct a new single-family dwelling in an R2 zone:

1. to allow a maximum building height of 43' instead of 35' (UZO 2-6-10);
2. to allow a minimum front setback of 20' instead of the required 25' from 8<sup>th</sup> Street (UZO 2-6-7);
3. to allow a minimum rear setback of 15' instead of the required 25' (UZO 2-6-8);
4. to allow a maximum building coverage of 41% instead of the required 30% (UZO 2-6-6);
5. to allow a minimum lot width of 36.9' instead of the required 60' (UZO 2-6-5); and
6. to allow a lot area of 3,601 square feet instead of the required 7,500 square feet (UZO 2-6-4);

on property located at 285 S. 8<sup>th</sup> Street, Lafayette, Fairfield 29 (NE) 23-4.

**4. CASE #2022-20 TRIPLE R, LLC**

Petitioner is requesting the following six variances to construct a new single-family dwelling in an R2 zone:

1. to allow a maximum building height of 43' instead of 35' (UZO 2-6-10);
2. to allow a minimum front setback of 20' instead of the required 25' from 8<sup>th</sup> Street (UZO 2-6-7);
3. to allow a minimum rear setback of 15' instead of the required 25' (UZO 2-6-8);
4. to allow a maximum building coverage of 43% instead of the required 30% (UZO 2-6-6);
5. to allow a minimum lot width of 36.9' instead of the required 60' (UZO 2-6-5); and

6. to allow a lot area of 3,753 square feet instead of the required 7,500 square feet (UZO 2-6-4);  
on property located at 289 S. 8<sup>th</sup> Street, Lafayette, Fairfield 29 (NE) 23-4.

**5. CASE #2022-21 TRIPLE R, LLC**

Petitioner is requesting the following six variances to construct a new single-family dwelling in an R2 zone:

1. to allow a maximum building height of 43' instead of 35' (UZO 2-6-10);
2. to allow a minimum front setback of 20' instead of the required 25' from 8<sup>th</sup> Street (UZO 2-6-7);
3. to allow a minimum rear setback of 15' instead of the required 25' (UZO 2-6-8);
4. to allow a maximum building coverage of 43% instead of the required 30% (UZO 2-6-6);
5. to allow a minimum lot width of 36.9' instead of the required 60' (UZO 2-6-5); and
6. to allow a lot area of 3,749 square feet instead of the required 7,500 square feet (UZO 2-6-4);

on property located at 293 S. 8<sup>th</sup> Street, Lafayette, Fairfield 29 (NE) 23-4.

**6. CASE #2022-22 TRIPLE R, LLC**

Petitioner is requesting the following six variances to construct a new single-family dwelling in an R2 zone:

1. to allow a maximum building height of 43' instead of 35' (UZO 2-6-10);
2. to allow a minimum front setback of 20' instead of the required 25' from 8<sup>th</sup> Street (UZO 2-6-7);
3. to allow a minimum rear setback of 15' instead of the required 25' (UZO 2-6-8);
4. to allow a maximum building coverage of 43% instead of the required 30% (UZO 2-6-6);
5. to allow a minimum lot width of 36.9' instead of the required 60' (UZO 2-6-5); and
6. to allow a lot area of 3,743 square feet instead of the required 7,500 square feet (UZO 2-6-4);

on property located at 297 S. 8<sup>th</sup> Street, Lafayette, Fairfield 29 (NE) 23-4.

**7. CASE #2022-23 TRIPLE R, LLC**

Petitioner is requesting the following six variances to construct a new single-family dwelling in an R2 zone:

1. to allow a maximum building height of 43' instead of 35' (UZO 2-6-10);
2. to allow a minimum front setback of 20' instead of the required 25' from 8<sup>th</sup> Street (UZO 2-6-7);
3. to allow a minimum rear setback of 15' instead of the required 25' (UZO 2-6-8);
4. to allow a maximum building coverage of 43% instead of the required 30% (UZO 2-6-6);
5. to allow a minimum lot width of 36.9' instead of the required 60' (UZO 2-6-5); and
6. to allow a lot area of 3,736 square feet instead of the required 7,500 square feet (UZO 2-6-4);

on property located at 301 S. 8<sup>th</sup> Street, Lafayette, Fairfield 29 (NE) 23-4.

**8. CASE #2022-24 TRIPLE R, LLC**

Petitioner is requesting the following six variances to construct a new single-family dwelling in an R2 zone:

1. to allow a maximum building height of 43' instead of 35' (UZO 2-6-10);
2. to allow a minimum front setback of 20' instead of the required 25' from 8<sup>th</sup> Street (UZO 2-6-7);
3. to allow a minimum rear setback of 15' instead of the required 25' (UZO 2-6-8);
4. to allow a maximum building coverage of 43% instead of the required 30% (UZO 2-6-6);
5. to allow a minimum lot width of 36.9' instead of the required 60' (UZO 2-6-5); and
6. to allow a lot area of 3,730 square feet instead of the required 7,500 square feet (UZO 2-6-4);

on property located at 305 S. 8<sup>th</sup> Street, Lafayette, Fairfield 29 (NE) 23-4.

**9. CASE #2022-25 TRIPLE R, LLC**

Petitioner is requesting the following six variances to construct a new single-family dwelling in an R2 zone:

1. to allow a maximum building height of 43' instead of 35' (UZO 2-6-10);
2. to allow a minimum front setback of 20' instead of the required 25' from 8<sup>th</sup> Street (UZO 2-6-7);
3. to allow a minimum rear setback of 15' instead of the required 25' (UZO 2-6-8);
4. to allow a maximum building coverage of 44% instead of the required 30% (UZO 2-6-6);
5. to allow a (north) side setback of 5' instead of the required 6' (UZO 2-6-9);
6. to allow a lot area of 3,620 square feet instead of the minimum required 7,500 square feet (UZO 2-6-4); and
7. to allow a lot width of 34.9' instead of the minimum required 60' lot width (UZO 2-6-5);

on property located at 309 S. 8<sup>th</sup> Street, Lafayette, Fairfield 29 (NE) 23-4.

**RECOMMENDATION:**

Staff advises that none of the above requests constitute a use variance.