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## ZONING BOARD OF ADJUSTMENT STAFF REPORT

**Meeting**

**Date:** June 26, 2023

**To:** Chairman and Members of the Zoning Board of Adjustment

**From:**

**Subject:** Request for variance at 1411 E. Williams

**Purpose:**

Conduct a discussion and any necessary action for a requested variance on the setbacks at 1411 E. Williams – Walker Caldwell Sec 11 Addition, Block 31, Lot E/75 of 7. The property owner is requesting setbacks of 1’ to the east side, 3’ to the front yard and 20’ to the rear yard to build a 1,010 square foot home.

**Existing Condition of Property:**

The property is currently 3,750 square foot vacant lot.

**Adjacent Existing Land Uses and Zoning:**

North: Residential home – Zoned R1

South: Residential home – Zoned R1

East: Residential home – Zoned R1

West: Residential home – Zoned R1

**Development Review Analysis:**

The property owner would like to build a 1,010 square foot home. Our ordinance has front and rear yard setbacks of 25’ and side setbacks of 5’. These setbacks would not allow the required 1,000 square foot home to be built on this existing 3,750 square foot lot.

**Staff Recommendation:**

City staff forwards this request for your consideration.

**Attachments:**

BA request application

Aerial view map