
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 1201 W. Jeanette

Purpose:

Conduct a discussion and any necessary action for a requested variance on the setbacks at 1201 W. Jeanette – Lakeview Addition, Block 58, Lots 20-22 and E/10' of 19. The property owner is requesting a setback of 15' to the front yard of each lot to build three 1,010 square foot homes.

Existing Condition of Property:

The property currently consist of 3 lots measuring 5,000 square feet each.

Adjacent Existing Land Uses and Zoning:

North: Residential home – Zoned R4

South: Vacant lot – Zoned R1

East: Residential home – Zoned R4

West: Residential home – Zoned R4

Development Review Analysis:

The property owner would like to build three 1,010 square foot homes. 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 homes to be built on these existing 5,000 square foot lots.

Staff Recommendation:

City staff forwards this request for your consideration.

Attachments:

BA request application

Aerial view map