
ZONING BOARD OF ADJUSTMENT STAFF REPORT

Meeting

Date: February 27, 2024

To: Chairman and Members of the Zoning Board of Adjustment

From: Cynthia Northrop

Subject: Request for variance at 600 W. 4th

Purpose:

Conduct a discussion and any necessary action for a requested variance on the rear setback at 600 W. 4th.

Existing Condition of Property:

The property is currently a vacant lot.

Adjacent Existing Land Uses and Zoning:

North: vacant lot – Zoned R1

South: vacant lot – Zoned R1

East: single family home – Zoned R1

West: vacant lot – Zoned R1

Development Review Analysis:

The property owner is requesting the rear setback be modified from 25' as required in our city ordinance to 17' for the purpose of building a new single-family residence.

Staff Recommendation:

City staff forwards this request for your consideration.

Attachments:

BA request application

Aerial view map

CAD map

Letter of intent