

Staff Report

Subject: Variance (First District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: October 15, 2024

Item Description: **Teresa Gannon** requests a **variance** from ordinance Section 5.1.4, to allow for a reduction the required building setbacks. Located at 107 Tailwind Trail, zoned PD. **[Map# 325F Parcel# 115]**

Executive Summary/Background

- Pursuant to Appendix C-Zoning Ordinance, Article VII-Planning Board, Section 7.1.8, variances may only be granted if the following findings are made:
 - That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not to circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; and*
 - That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.*
- The applicant requests a variance from ordinance Section 5.1.4, to allow for a reduction in required building setbacks.
- The parcel is located within the Windfield subdivision, Phase II. In this subdivision, the rear property setback is 25 feet.
- The applicant would like to add an addition to their home, due to the size of their lot (.15 ac) the rear setback would be encroached upon, leaving only 10 feet.
- The variance being asked for is 15 feet.

Determination

Staff has reviewed the application, and if approved, the variance will meet the criteria of the current ordinance.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Variance Application 2. Aerial Photograph 3. Deed