

Staff Report

Subject: 2nd Reading- Zoning Map Amendment
Author: Kimberly Barlett, Senior Planner
Department: Development Services
Meeting Date: August 19, 2025

Item Description: **Peter Ramsey** requests a **variance** from ordinance Section 3.3.1, to allow for a decrease in accessory structure setbacks in AR-1. Located on Daytona Drive. **[Map# 376A Parcel# 163]**

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 to decrease the required setbacks for an accessory structure in the AR-1 zoning district due to the unusual shape of the parcel.
- The current setbacks are:
Rear & Side: 5 feet
Residence: 10 feet
- The parcel is located in the Auriga Farms subdivision, totaling .64 acres
- The accessory structure is 22 x 25 sqft (550).
- The garage will be placed on a concrete slab, which is only three feet from the residence.
- The applicant would like to request a variance of seven feet from the side of the residence

Determination

Staff has reviewed the application, and is complete.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment