

Staff Report

Subject: Variance
Author: Elizabeth Sapp, Land Use Planning Analyst
Department: Development Services
Meeting Date: March 4, 2025

Item Description: **Christin McNamara** requests a **variance** from ordinance Section 3.41.3, to allow for the reduction in required pool setbacks. Located at 149 Laurel Lane, zoned R-1. **[Map# 374C Parcel# 49]**

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 Section 3.41.3, to allow for the reduction in required pool setbacks.
- The applicant would like the pools setback to remain at 6ft instead of 10ft from the residential dwelling. The requirements for swimming pools are as follows:
10ft from all property lines.
10ft from any dwelling.
Swimming pools are prohibited in the front yard of any agricultural and/or residential zoning district.

Determination

Staff has reviewed the application, and the application is complete

Department Review: Development Services

FUNDING: N/A

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