

OFFICE OF THE CITY ADMINISTRATOR

Subject: Recommendations for ZBA Meeting of May 18, 2026

Item 1 **CALL TO ORDER**

Item 2 **ROLL CALL**

Prerogative of the Chair to request the City Clerk to take attendance.

Item 3 **ACCEPTANCE OF AGENDA** Prerogative of the Zoning Board of Appeals that all items on tonight's agenda be received, placed on file, and taken in order of appearance.

Item 4 **PUBLIC HEARING**

Open the Public Hearing. Receive and place on file all communications pertaining to this request. Request an overview from the City Planner. Hear any comments, first in support of, second in opposition to, the request. Make a motion to close the Public Hearing.

Item 4A **VARIANCE REQUEST: 1960 LENNON STREET – SIDE YARD SETBACK**

The applicant, Charlotte Bennett, requests a dimensional variance for the residential lot at 1960 Lennon Street in order to construct an addition to an existing non-conforming single-unit residence. The proposed addition, however, would encroach into the minimum required side yard setback.

The subject site is zoned the R-1E, One-Family Residential District and is an interior lot, located west of the intersection of Jackson Avenue and Lennon Street.

The applicant requests the following variance, pursuant to the City's Zoning Ordinance:

Code Section	Ordinance Requirements		Proposed	Requested Variance
Sec. 50-3.1.E	Minimum side yard	Least one: 5 ft. Total of two: 15 ft.	11 ft., 2 in. on the west side yard; 4 ft., 5 in. on the east side yard 15 ft., 7 in. in total of two sides	Only the east side yard: <i>A 7-in. variance is requested</i>

Per Section 50-7.15.I.2, the Zoning Board of Appeals may grant a use variance only upon finding that there is an unnecessary hardship in the way of carrying out the requirements of the chapter. A finding of unnecessary hardship, based on competent, material, and substantial evidence on the record, shall require the petitioner to demonstrate that all of the conditions are met.

The City Planners recommend that the Zoning Board of Appeals approve the requested east yard setback of 4 ft., 5 in. (a 7 in. variance) to Section 50-3.1.E based on the following findings of fact for 1960 Lennon Street:

1. The subject property is an established, nonconforming lot; with the primary dwelling unit located approximately 4 feet from the eastern property line, on a 40-foot-wide lot. Strictly following the current R-1E zoning requirements for side yard setbacks would prevent the applicant from functionally expanding the single-unit home.
2. The proposed addition is consistent with the intent of the R-1E One-Family Residential District, which encourages single-unit, detached residential development and is a permitted, by right use.
3. The proposed addition will be slightly recessed from the existing eastern building line of the home, which will not increase the existing nonconformity.
4. The need for relief is not self-created, as the home was constructed to comply with a previous Zoning Ordinance.
5. All other applicable zoning requirements of the R-1E district are met (or exceeded), including lot coverage, building height, and front and rear setbacks.
6. Approval of the variances upholds the spirit and intent of the Zoning Ordinance, maintains neighborhood character, and maintains public health and safety.

I concur with the City Planners' recommendation.

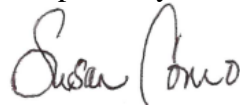
Prerogative of the Zoning Board of Appeals as to action taken.

Item 5 NEW BUSINESS/PUBLIC COMMENT

Item 6 IMMEDIATE CERTIFICATION OF MINUTES Prerogative of the Zoning Board of Appeals to immediately certify tonight's meeting minutes.

Item 7 ADJOURNMENT

Respectfully submitted,



Susan Como
City Manager