

# IOWA COLONY COMMUNITY DEVELOPMENT

3144 Meridiana Parkway  
Iowa Colony, TX 77583

## Albert Cantu, Building Official

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### Staff Report

**Agenda Date:** March 4, 2025  
**Agenda Item:** Variance Request 5002 Magnolia Bend

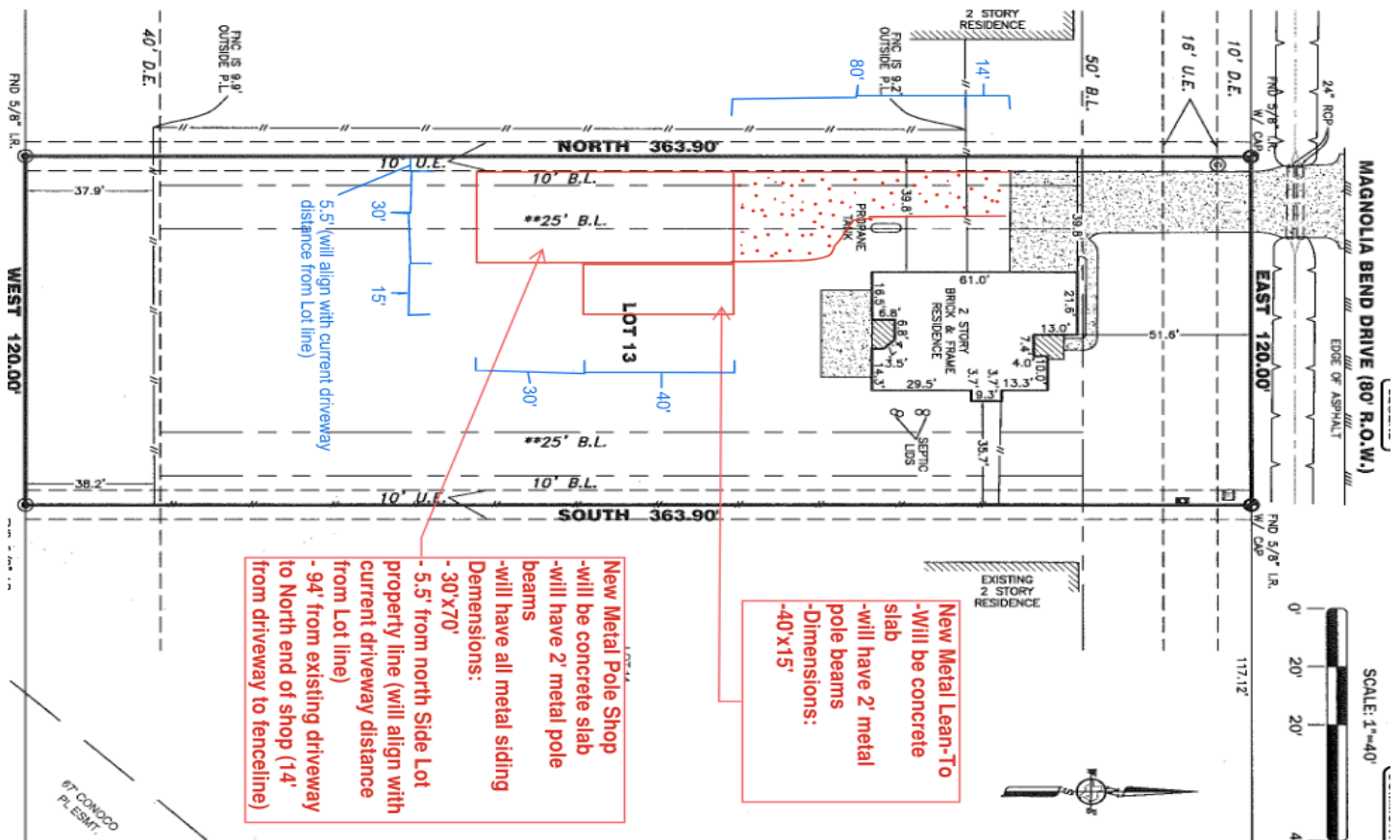
**Project Description:** Variances to Article VII– Zoning District Regulations, Sec. 70 (Single-Family Residential Dwelling District), (d) Yard Requirements.

**Zoning Designation:** Residential

**Building Official-** Albert Cantu

### SUMMARY

This request was made by Curtis Olson for a variance to Zoning Ordinance Variance 70.D.2 Requirements for the side yard. Mr. Olson is requesting the Planning & Zoning Commission and City Council to review the applicability of this requirement to his permit request as the definition of Side Yard would make the scope of application for his building as not applicable for side yards. 70.D.3 Requirements for rear yards- he is requesting for his building to be located in the rear yard of his property and to be located 5' ft from the side property line due to best use of the property and to minimize financial hardship via location of building.



### **Variance Request**

Mr. Olson is requesting a variance for his building to be located in the rear of his property and to be located 5' ft from the side property line due to best use of the property and to minimize financial hardship via location of the building.

### **Recommendation**

The proposed location of this building will not meet the setback requirements as stated in this ordinance. It is the staff's recommendation to require the placement of this building to be placed on the property as required by ordinance.

#### **Article VII- Zoning District Regulations- Sec. 70. - District SFR (Single-Family Residential Dwelling District).**

(d) Yard requirements.

(1) Required front yard: 50 feet.

(2) Required side yard: 25 feet for interior side lots. Side yards adjacent to side streets shall be not less than 50 feet, except that side yards adjacent to the turn-around portion of a cul-de-sac street shall be not less than 25 feet.

(3) Required rear yard: 50 feet; provided, however, a rear yard of at least 100 feet shall be maintained where adjacent to a street.