



BOARD ACTION SUMMARY SHEET

MEETING DATE: November 6, 2025

AGENDA ITEM: A-25-006 – 694 Victoria Island Dimensional Variance Request

BACKGROUND BRIEF: The applicant is proposing to demolish a portion of the east elevation of the existing structure and construct an addition resulting in a 1,965 SF structure along with a 503 SF wood deck and a 454 SF patio.

As requested, the construction of the addition east elevation will require one (1) variance from the dimensional standards of the zoning ordinance. The applicant is requesting the following variance from the Zoning Ordinance

ARTICLE 12, SCHEDULE OF REGULATIONS, SECTION 12.02 TABLE – RL ZONING DISTRICT

Rear Setback:	Required:	25 ft. minimum
	Existing:	39 ft. 4 in.
	Proposed:	14 ft. 7 in.
	Variance:	10 ft. 5 in.

The Board may grant dimensional variances upon finding evidence of a practical difficulty.

RECOMMENDED MOTION(s):

Option A: If the BZA determines the ordinance standards for the requested variance have been met:

A motion to grant an 10 ft 5 in variance from Zoning Ordinance Section 12.02, minimum required rear yard setback standard for the property at 694 Victoria Island, Parcel ID #09-03-481-009. This variance approval is based on the following findings of fact which the BZA has determined support the establishment of a practical difficulty with ordinance

- compliance.*
- 1) _____
 - 2) _____
 - 3) _____

Option B: If the BZA determines the ordinance standards for the requested variance have NOT been met:

A motion to deny the requested variance from Zoning Ordinance Section 12.02, minimum required rear yard setback standard for the property at 694 Victoria Island, Parcel ID #09-03-481-009. This variance is denied because the BZA has determined the applicant has not presented enough evidence to support the finding of a practical difficulty.