



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 2, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a variance request from Manor Code of Ordinances, Chapter 3, Article 3.09, Section 3.09.002(d).

BACKGROUND/SUMMARY:

This variance request is applicable if the City Council has approved the amendment to Chapter 3 related to industrialized housing. In 2021, the applicant’s home burned down and was a total loss. In 2023, they have moved a modular home onto the property, but the home does not fully comply with the zoning requirements.

They are requesting a variance from the minimum home size and the two-car garage requirement. The new home is approximately 1,700 square feet while the minimum for Single Family (SF-1) is 2,000 sf. The home also does not have an attached or detached enclosed two car garage, but there is a pre-existing carport on the property.

This variance request would have gone to the Board of Adjustments to be heard, but with vacancies and terms that have expired for existing current members the BOA last met in December 2021. The change in Chapter 3 establishing the regulations for industrialized housing, establishing a variance procedure, and amending definitions needed to be addressed before this variance request could be considered.

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Variance request
- Photos
- Total Loss Determination
- Property site plan
- Planned home
- New home photos

STAFF RECOMMENDATION:

It is the City Administration’s recommendation that the City Council grant the variance being requested by the petitioner.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**