

Montgomery City Council
AGENDA REPORT

Meeting Date: 05/27/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: WGA

Subject

Consideration and Possible action on a variance request related to the required minimum lot size, front yard setback and side yard setbacks for The Villages of Montgomery development (Dev. No. 2502).

Recommendation

WGA has no objections to the variance request and recommends the approval of the variances as presented.

Discussion

The Engineer's Memo and the Variance Application are attached.

The Developer is requesting a variance to the City's code of ordinances Section 98-122 (a) & (b) for lot sizes, building lines and side yard setbacks for 71 single-family residential lots.

Section 98-122 (a)(1): This variance would allow for 10' front yard setbacks from the typical 25' setback.

Section 98-122 (a)(2): This variance would allow for 5' side yard setbacks from the typical 10' setbacks.

Section 98-122(b)(1): The proposed variances would allow for the minimum lot size to be 4,950sf from the typical 9,000sf.

Section 98-122 (b)(2): This variance request is to allow for a minimum 45' lot width from the typical 75' width, and 110' depth from the typical 120' depth.

The Variances were approved by the Planning & Zoning Commission at the May 6th Meeting, with the condition that parking is not permitted in the proposed alleys.

Approved By

City Staff	Ruby Beaven	Date: 05/15/2025
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