

Planning & Zoning Commission  
**AGENDA REPORT**

<b>Meeting Date:</b> 05/06/2025	<b>Budgeted Amount:</b> NONE
<b>Department:</b> Administration	<b>Prepared By:</b> 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 Commission approve 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.

**Approved By**

City Staff	Ruby Beaven	Date: 04/29/2025
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