



## MEMORANDUM TO THE BOARD OF COMMISSIONERS

**FROM:** Clint Mack

**DATE:** 04/02/2025

**SUBJECT:** Hearing on Petition for Variance Permit

**PRESENTER:** Clint Mack

**REQUEST:**

QBA Management, LLC Variance Permit relating to setbacks.

**BACKGROUND:**

**IMPLEMENTATION PLAN:**

QBA Management LLC has filed a Petition for Variance Permit in regards to setbacks on Lot 10 and Lot 11( 111 and 115 N Frye Street), stating a house cannot fit on a lot this size with ordinance set 20' side setbacks. Adjacent owners have been notified by mail about this hearing involving this variance.

**FINANCIAL IMPACT STATEMENT:**

None.

**RECOMMENDATION SUMMARY:**

According to our Ordinance 152.062 NONCONFORMING LOTS.

(A) When a nonconforming lot can be used in conformity with all of the regulations applicable to the intended use, except that the lot is smaller than the required minimums set forth in §§ 152.063 through 152.067 below, then the lot may be used as proposed just as if it were conforming. However, no use (e.g., a two-family residence) that requires a greater lot size than the established minimum lot size for a particular zone is permissible on a conforming lot. The recommendation is to approve the variance permit.

**SUPPORTING ATTACHMENTS:**

Variance, Site Plan, GIS address