



## **ZONING BOARD OF ADJUSTMENT COMMUNICATION**

**DATE:** April 10, 2022

**FROM:** Ramie Hammonds, Development Services Director

**AGENDA ITEM:** Consideration and possible action regarding a request for a variance from "PD" Planned Development Ordinance No. 09-38-07 to allow a variance from the minimum side yard setback of 20 feet and to allow for a minimum side yard setback of 16 feet for a new residential structure to be constructed at 731 LaPaloma Road.

### **SUMMARY:**

- The property is zoned "PD" Planned Development.
- The applicant is seeking a variance to the required 20-foot side yard setback and seeking a 16-foot setback.
- This lot is in the Ranger Creek Subdivision.
- The applicant would like the plan shown on the site plan to be constructed on the lot and the side setback would not allow room for the house plan.
- Staff mailed out 9 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this meeting has received no responses.

### **FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

### **RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

### **ATTACHMENTS:**

Location Map  
Site Plan  
Application  
Letter of Intent