



## **ZONING BOARD OF ADJUSTMENT COMMUNICATION**

**DATE:** January 8, 2024

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

**AGENDA ITEM:** Consideration and possible action on a request for a variance from Chapter 14, Section 52.2.A.2 to allow a variance from the minimum side yard setback of 8 feet and to allow for a minimum side yard setback of 7.5 feet for an existing house located at 2010 Duck Creek whose lot is being divided to allow the development of additional single-family residences.

**SUMMARY:**

- The property is zoned "SF-10" Single-family 10.
- The applicant is seeking a variance from the required 8-foot side yard setback to allow a 7.5-foot setback.
- The property is located at 2010 Duck Creek.
- The applicant is proposing to divide the current 1.01 acre lot into 4 lots.
- Staff mailed out 30 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this meeting we received 1 response form that is opposed.

**FISCAL INFORMATION:**

Budgeted: N/A      Amount: N/A      GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

- Staff recommends APPROVAL.

**ATTACHMENTS:**

Location Map  
Application  
Letter of Intent  
Site Plan  
SF-10 Regulations  
Response form