



## ZONING BOARD OF ADJUSTMENT COMMUNICATION

**DATE:** July 10, 2023

**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 feet for a new residential structure to be constructed at 4825 Enclave Drive.

### **SUMMARY:**

- The property is zoned "SF-10" Single Family Homes.
- The applicant is seeking a variance from the required 8-foot side yard setback to a 7-foot setback.
- The property is located at 4825 Enclave Drive in subdivision Sanger Circle Phase 6.
- The applicant is proposing to build a new residential home on the site.
- Staff mailed out 8 public hearing notices to owners of properties within 200 feet of the subject property. At the time of this report, staff had received three responses two in favor and one opposed.

### **FISCAL INFORMATION:**

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

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

Staff recommends APPROVAL.

### **ATTACHMENTS:**

Applications  
Location Map  
Site Plan  
Elevation and Layout  
Letter of Intent  
Response Form 1 – In Favor  
Response Form 2 – In Favor  
Response Form – Opposed