



# ZONING BOARD OF ADJUSTMENT COMMUNICATION

**DATE:** February 10, 2025

**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.B.2 to allow a variance from the minimum lot width of 60 feet and to allow for a minimum lot width of 51 feet for a residential lot to be developed generally located on Jones Street and approximately 450 feet south of E. Willow St.

**SUMMARY:**

- The property is zoned "SF-10" Single Family - 10.
- The applicant is seeking a variance from the minimum lot width of 60 feet and to allow a minimum lot width of 51 feet.
- The property is a pre-existing lot located on Jones Street.
- The applicant is proposing to develop 1 residential lot on the site for single-family home.
- Staff mailed out 15 public hearing notices to owners of properties within 200 feet of the subject property. We received one response opposed.

**FISCAL INFORMATION:**

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

**RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

**ATTACHMENTS:**

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