



ZONING BOARD OF ADJUSTMENT COMMUNICATION

DATE: June 12, 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.B the minimum lot size of 6500 square feet and the minimum lot depth of 100 feet and allowing for a lot size of 5460 square feet and lot depth of 75 feet, a variance from Chapter 14, Section 52.2.A a minimum front yard setback of 25 feet and allowing for a front yard setback of 21 feet, and a variance from the rear yard setback of 25 feet and allowing for a rear yard setback of 18 feet for a new residential home to be constructed at 102 Sims Street, and generally located approximately 97 feet north of the intersection of Kirkland Street and Sims Street.

SUMMARY:

- The properties are zoned "SF-10" Single Family Homes.
- The applicant is seeking a variance to the required 6500 minimum lot size to allow a lot size of 5460.
- The applicant is seeking a variance from the required front yard setback of 25 feet to allow a front yard setback of 21 feet.
- The applicant is seeking a variance from the required 25 feet to allow a rear yard setback of 18 feet.
- The property is generally located approximately 97 feet north of the intersection of Kirkland Street and Sims Street.
- Staff mailed out 13 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:

Applications
Location Map
Site Plan
Elevation and Layout
Letter of Intent