



## **ZONING BOARD OF ADJUSTMENT COMMUNICATION**

**DATE:** September 11, 2023

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

**AGENDA ITEM:** Consideration and possible action on a request for a variance from Chapter 14, Section 51.2.B.2 to allow a variance from the minimum lot width of 90 feet and to allow for a minimum lot width of 76 feet for 6 new residential lots being developed generally located on Holt Street approximately 789 feet east of the intersection of Keaton Rd and Holt Street.

**SUMMARY:**

- The property is zoned "SF-9" Single Family - 9.
- The applicant is seeking a variance from the minimum lot width of 90 feet and to allow a minimum lot width of 76 feet.
- The property is located on Holt Street
- The applicant is proposing to develop 6 residential lots on the site for single-family homes.
- Staff mailed out 15 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 one in favor and two opposed.

**FISCAL INFORMATION:**

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

**RECOMMENDED MOTION OR ACTION:**

Staff recommends DENIAL.

**ATTACHMENTS:**

Location Map  
Application  
Site Plan  
Letter of Intent  
SF-9 Regulations  
Response Form 1 – In Favor  
Response Form 1 – Opposed  
Response Form 2- Opposed