



ZONING BOARD OF ADJUSTMENT COMMUNICATION

DATE: October 13, 2025

FROM: Ramie Hammonds, Director of Development Services

AGENDA ITEM: Consideration and possible action on a request for a variance from APX ZO Zoning Ordinance Section 6, "14", Town Residential formerly SF-10 to allow a variance from the Lot Coverage of 40% and to allow for a Lot Coverage of 65% for a residential development generally located on the north side of Chapman Dr, east of Santa Fe Railroad and west of Sanger Circle.

SUMMARY:

- The property is zoned "SF-10" Single Family – 10, now known as Town Residential.
- The applicant is seeking a variance from the Lot Coverage of 40% and to allow for 65% Lot Coverage.
- This will allow for a larger building pad site and a larger home to be built.
- Staff mailed out 169 public hearing notices to owners of properties within 200 feet of the subject property, and at the time of this report, has received no responses.

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
Response Form 1 - Opposed