



## **ZONING BOARD OF ADJUSTMENT COMMUNICATION**

**DATE:** March 13, 2023

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

**AGENDA ITEM:** Conduct a public hearing regarding a request for a variance from "PD" Planned Development Ordinance No. 09-38-07 to allow a variance from the minimum rear yard setback of 20 feet and to allow for a minimum rear yard setback of 16 feet for a new residential structure to be constructed at 731 LaPaloma Road.

**SUMMARY:**

- The property is zoned "PD" Planned Development.
- The applicant is seeking a variance to the required 20-foot rear yard setback and seeking a 16 foot setback.
- This lot is in the Ranger Creek Subdivision.
- The applicant would like the plan shown on the site plan to be constructed on the lot and the rear setback would not allow room for the house plan.
- Staff mailed out 9 public hearing notices to owners of properties within 200 feet of the subject property.
- Staff received one response in favor.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

N/A

**ATTACHMENTS:**

Location Map