



ZONING BOARD OF ADJUSTMENT COMMUNICATION

DATE: October 10, 2022

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action 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:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map

Site Plan

Application

Letter of Intent

Response – IN FAVOR