



ZONING BOARD OF ADJUSTMENT COMMUNICATION

DATE: May 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 57.3 minimum front yard setback of 20 feet and allowing for a front yard setback of 17 feet for new residential townhome structures to be constructed on Blk A, Lots 2-11, Lots 13-18, Kits 21-30, Blk B, Lots 2-11, Lots 12-17, Lots 19-23, and Blk C, Lots 1-10 of the Sanger Circle Phase 6 subdivision and generally located on the north and south side of Avion Drive.

SUMMARY:

- The properties are zoned "PD-TH" Planned Development Townhomes.
- The applicant is seeking a variance to the required 20-foot front yard setback and seeking a 17-foot setback.
- These properties are located in Sanger Circle Phase 6 subdivision
- Staff mailed out 24 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this meeting has received two responses in favor of the request.

FISCAL INFORMATION:

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

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Site Plan
Applications
Letter of Intent
Response Form – In favor
Response Form – In favor