



## **ZONING BOARD OF ADJUSTMENT COMMUNICATION**

**DATE:** February 10, 2025

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

**AGENDA ITEM:** Conduct a public hearing on a request for a variance from Chapter 14, Section 16.2.A.2 and 16.2.A.3 to allow a variance from the minimum side yard setback of 8 feet and to allow for a minimum side yard setback of 5 feet and from the minimum rear yard setback of 25 feet and to allow for a minimum rear yard setback of 20 feet for 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.
- The applicant is seeking a variance from the minimum side yard setback of 8' to allow for a 5' side yard setback and a variance from the minimum rear yard setback of 25' to allow for a 20' rear yard setback.
- This will allow for a larger building pad site and a larger home to be built.
- Staff mailed out 178 public hearing notices to owners of properties within 200 feet of the subject property. We received 10 responses, 9 opposed and 1 neutral.

**FISCAL INFORMATION:**

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

**RECOMMENDED MOTION OR ACTION:**

N/A

**ATTACHMENTS:**

Location Map