



ZONING BOARD OF ADJUSTMENT COMMUNICATION

DATE: February 10, 2025

FROM: Ramie Hammonds, Director of Development Services

AGENDA ITEM: Consideration and possible action on a request for a variance from Chapter 14, 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:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Application
Setback Exhibit
Letter of Intent
SF-10 Regulations
Response form 1 - OPPOSED
Response form 2 - OPPOSED
Response form 3 - OPPOSED
Response form 4 - OPPOSED
Response form 5 - OPPOSED
Response form 6 - OPPOSED
Response form 7 - OPPOSED
Response form 8 - OPPOSED
Response form 9 – OPPOSED
Response form 10 - NEUTRAL