



ZONING BOARD OF ADJUSTMENT COMMUNICATION

DATE: January 13, 2024

FROM: Ramie Hammonds, Director of Development Services

AGENDA ITEM: Consideration and possible action on a request for a variance from PD-TH 06-08-14 to allow a variance from the minimum side yard setback of 7 1/2 feet and to allow for a minimum side yard setback of 7 feet for a townhome lot to be developed, located at 4511 Avion Dr in the Sanger Circle Phase 6A Blk C, Lot 5.

SUMMARY:

- The property is zoned "PD-TH" Planned Development - Townhome.
- The applicant is seeking a variance from the minimum side yard setback of 7 1/2 feet and to allow a minimum side yard setback of 7 feet.
- The property is located on Avion Dr.
- The applicant is proposing to develop a 5-unit townhome.
- Staff mailed out 10 public hearing notices to owners of properties within 200 feet of the subject property. At the time of this report, staff had not received any responses.

FISCAL INFORMATION:

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

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Application
Site Plan
Letter of Intent
PD-TH Regulations