



# ZONING BOARD OF ADJUSTMENT COMMUNICATION

**DATE:** January 13, 2024

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

**AGENDA ITEM:** Conduct a public hearing on a request for a variance from PD-TH 06-08-14 to allow a variance from the minimum side yard setback of 7.5 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:**

N/A

**ATTACHMENTS:**

Location Map