

Staff has reviewed this application for compliance with the Thunderbolt Code of Ordinances [the Code] and finds that proposed Lot A of Option 1 is Deficient in regard to the One-Family Residential [R-1] rear yard setback in the Development Standards Table.

13. The location of 3203 Oaklawn Drive is contained within the Woodlawn Subdivision as originally platted in 1949.

14. The structure upon the existing lot of record by all intents and purposes is older than 1986, or is as old as the initial subdivision development of Woodlawn.

15. The existing structure for proposed Lot A is deficient by a distance of 12.6 feet, (1/2 half) of the required rear yard setback.

16. Planning Commission review and Council approval is required because this request involves a modification to land in the subdivision of lots.

17. It is the duty of the Planning and Zoning Commission to inspect site plans and to suggest changes which should be made in the proposed design of the plan as per Code Sec. 15-801 and forward to Town Council with the recommendations.

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Section 4, Item a.

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Updated AG 03/26/2025 03/01/2025 AG 9/23/24

18. Thunderbolt Zoning Code: Appendix A. Article XIX. – Interpretation, Purpose, and Conflict

In interpreting and applying the provisions of this ordinance, the provisions shall be considered as the minimum requirements for the promotion of the public safety, health, morals and general welfare. It is not intended by this ordinance to interfere with or abrogate or annul any easements, covenants or other agreements between parties; provided, however, that where this ordinance imposes a greater restriction upon the use of property or premises or upon the height of buildings, or requires greater space than is imposed or required by other resolutions, rules or regulations, or requires greater space than is imposed or required by other resolutions, rules or regulations, or by easements, covenants or agreements, the provisions of this ordinance shall govern.

19. Thunderbolt Subdivision Code: Sec. 15-903. – Variance

When a peculiar shape or the topography of a tract of land, or other unusual condition, makes it impractical for a developer to comply with the literal interpretations of the design requirements of this chapter, the planning and zoning commission may recommend that such requirements be waived; provided, however, that in so doing, the intents and purposes of this chapter are not violated, and the recommended variance is approved by the Town Council of the Town of Thunderbolt.

20(g) To help protect the investments of the buyers of subdivision lots.