



Memorandum

TO: Richard McNabb, Mayor
City Council Members

FROM: Jay Dale, Planner

CC: Stevie Cox, City Manager

DATE: 02/10/2025

REF: Request for a Variance Grey Oaks Rd. PIN 7718006840

Summary:

JACKIE INVESTMENTS LLC is On January 13, 2025 Jackie Investments LLC requested a variance from the requirements of **Article IX Section 9-2** (Nonconforming Lots of Record) of the City of Trinity Zoning Ordinance which states:

When a lot has an area which does not conform to the dimensional requirements of the district where they are located, but such lot was of record at the time of adoption of this Ordinance or any subsequent amendment which renders such lot nonconforming, then such lot may be built upon if compliance is achieved with regard to setback dimensions, width, and pothor requirements, regardless of lot area. Lots that cannot meet the setback, width, and/or buffering requirements of the Ordinance may seek a variance from the Board of Adjustment.

The lot in question only has a width of 75 ft. This is 25 feet short of the 100-foot lot width requirement laid out in **Section 12-4 Yard Area and Height Requirements** of the City of Trinity Zoning Ordinance. After a review of an identical situation with lots owned by Mr. Chad Long on Grove St. by Attorney Sam Slater, it was determined that as the current Zoning Ordinance contradicts itself in **Article V Section 5-3** Lots of Record and **Article IX Section 9-2** concerning lot width requirements. For that reason we can not hold the property owner to the width requirement if the lot existed prior to the establishment of Trinity zoning. In light of the determination by Sam Slater the request for a Variance is being withdrawn as the property in in compliance.

Attachments:

Variance Application
Article IX Section 9-1
Article V Section 5-3