



Memorandum

To: Board of Adjustments
From: Kevin Rule, City Manager
Date: April 10, 2024
Subject: Variance Request: 31 Par View (Lot 16, PAR VIEW Village #10)

Attached for your consideration is an application for a variance to Code of Ordinances § 50.37, 156.059(A), and Code of Ordinances § 156.063.

Asera Homes has requested a variance for 31 Par View (Lot 16, PAR VIEW Village #10). 31 Par View totals 4,215.38 Sq. Ft. Due to the size of the lot, our Ordinances will not allow a house to be built on the lot unless variances are granted. Asera is requesting 362.74 Sq. Ft. of additional Impervious Cover, a one (1) car garage instead of two (2) and two (2) off-street parking spaces instead of three (3).

Before voting on whether or not to grant the Variance Request, The Board of Adjustments must hold a public hearing. The Public hearing was published at least 15 days prior to April 10th and letters were mailed to property owners within 200 feet of the property 10 days prior to April 10th. At this time, Staff has not received any objection to the request.

At this time, Staff recommends the approval of the Variance.

Thank you,

A handwritten signature in black ink, appearing to read "Kevin Rule", is written over a light gray rectangular background.

Kevin Rule
City Manager, City of Woodcreek