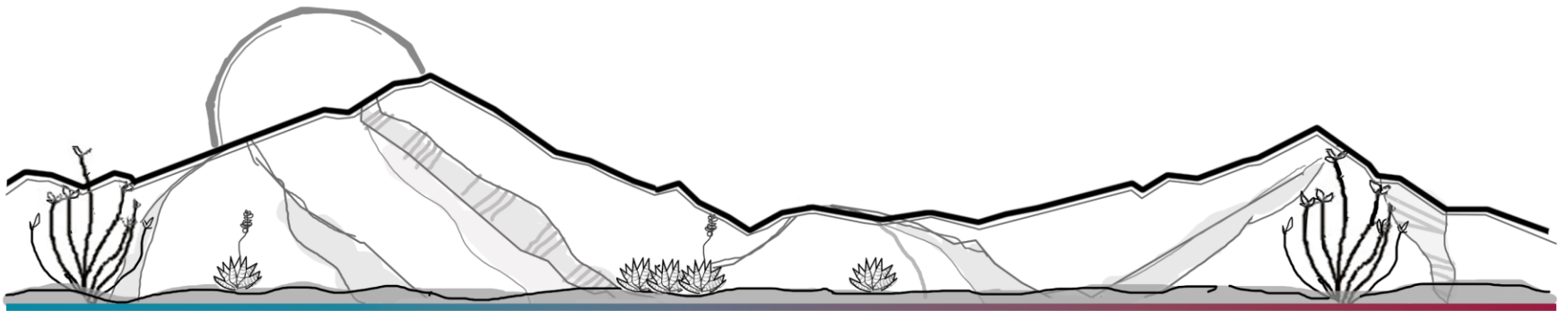


Variance Docket V 22-02

Board of Adjustment, District 2

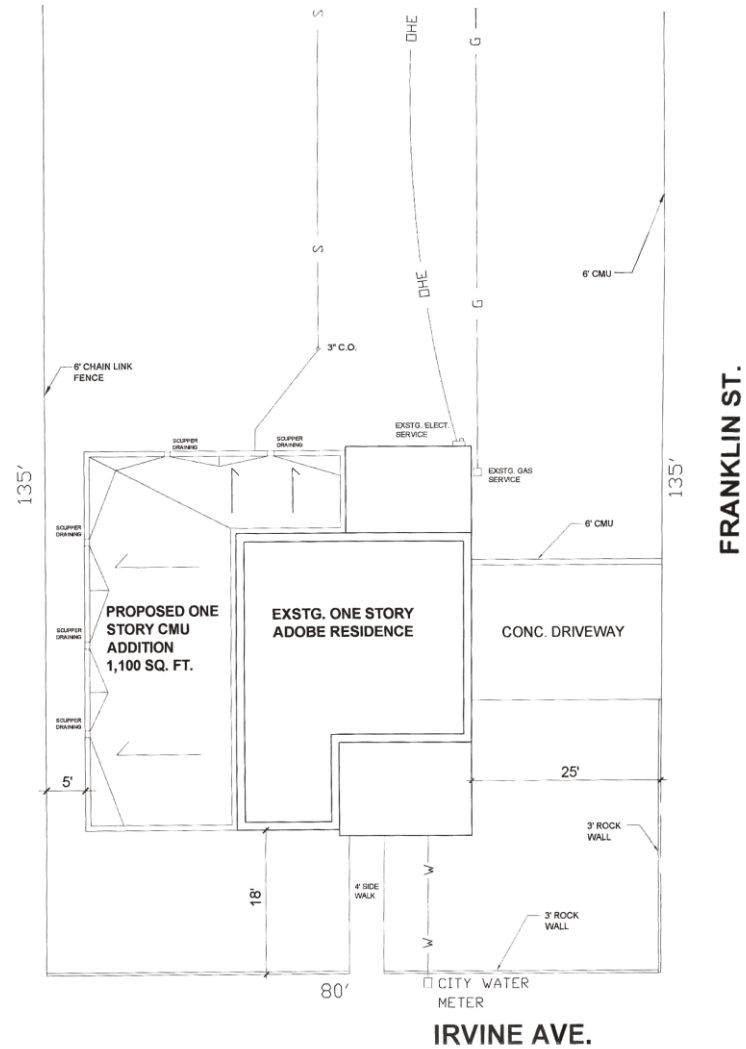
May 4, 2022



DEVELOPMENT SERVICES

Request

Encroach five (5) feet into the required ten (10) foot side yard setback with an attached home addition.



SITE PLAN

Location



Peculiar Conditions & Parity/Site Analysis



Site Analysis Map
V 22-02 (Montano Setback)

N.T.S



Site Photos



Preservation of Zoning District Purpose (R-9)

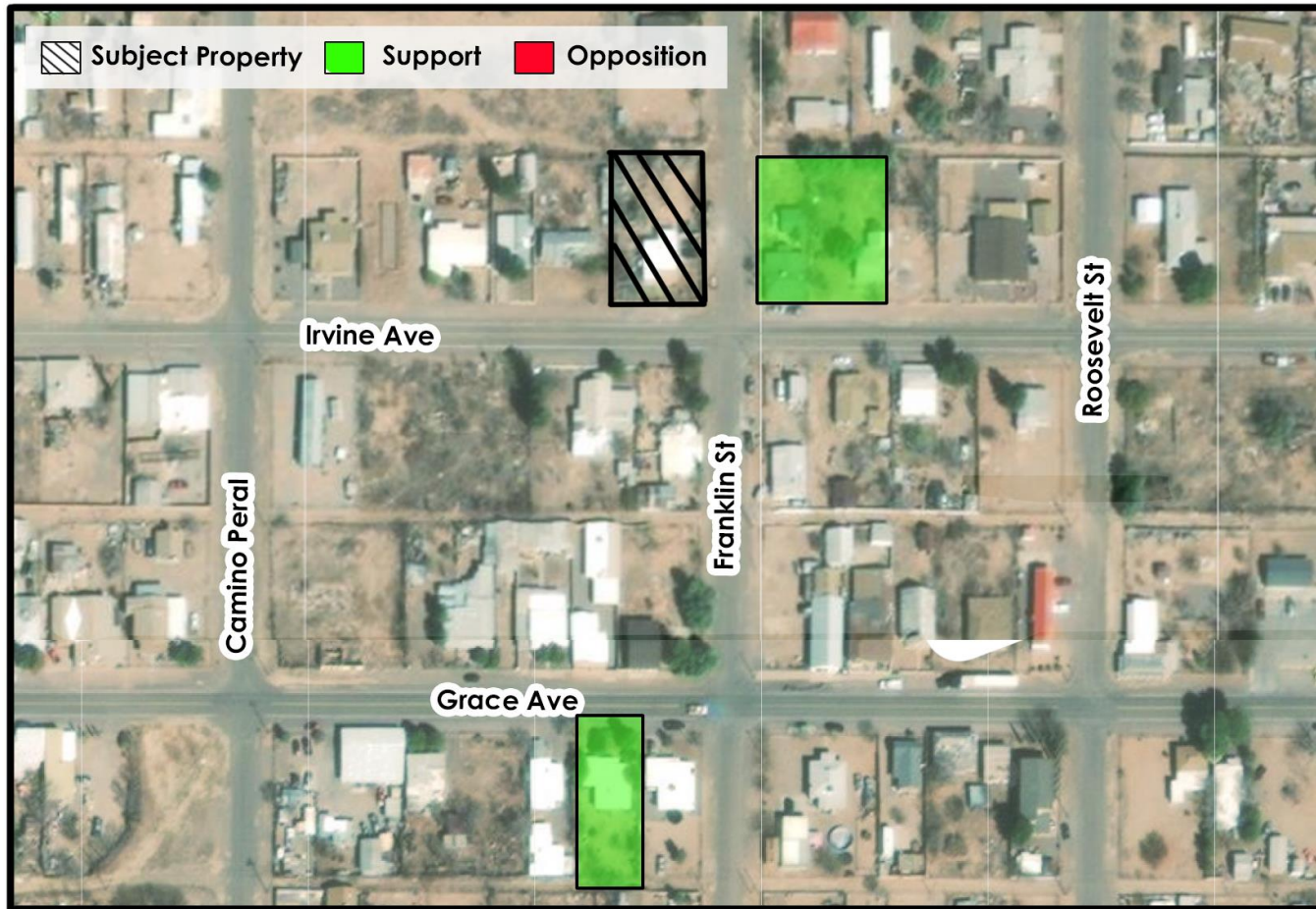
To provide an area for family living at a variety of low to medium densities where single-household dwellings, rehabilitated mobile homes, and manufactured homes can co-exist

Consistency with Comp Plan (B-Neigh. Revitalization)

Pirtleville has the “Neighborhood Revitalization” designation. According to the Comp Plan “Some flexibility in site development and building code standards may be appropriate to facilitate investment.”



Public Comment



Support/Opposition Map
V 22-02 (Montano Setback)

N.T.S



Factors in Favor of Request

1. This variance request is consistent with the intent and purpose of the Zoning Regulations and Comprehensive Plan. The property is within a neighborhood rehabilitation land use designation. As stated in the Comprehensive Plan, flexibility in site development and building code standards may be appropriate to facilitate investment.
2. The proposed request avoids construction within the floodplain, which is present to the rear of the site.
3. Two letters of support were received.
4. There are numerous examples of reduced and zero-lot-line setbacks in the area due to the age of the neighborhood.



Factors Against Approving the Request

1. There are no physical site conditions present that would prevent shifting the addition to the rear of the house. The applicant could also reduce the size of the addition to accommodate the required setback.



Applicant Presentation/Discussion



Recommendation & Sample Motion

Based on the Factors in Favor of Approval as Findings of Fact, Staff recommends **Approval** of the Variance as requested.

Sample Motion: Mr. Chairman, I move to approve Docket V22-02 (Montano setback), on parcel 410-22-004D, granting the Variance as requested by the Applicant, the Factors in Favor of approval constituting the Findings of Fact.

