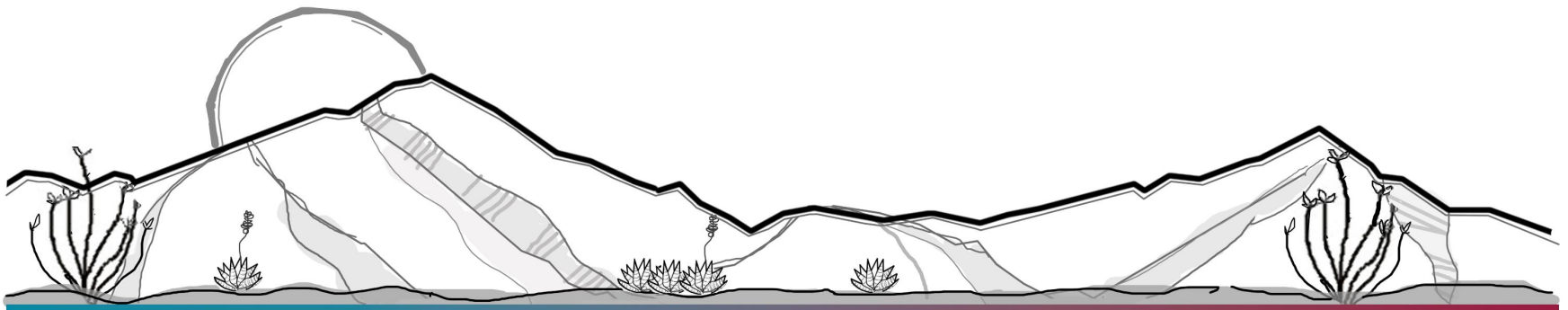


VAR24-04 (Relative Setback)

Board of Adjustment
July 31, 2024



DEVELOPMENT SERVICES



Applicant: Spencer Forsberg

Location: 2306 E. Relative Road
APN 105-20-004R

Current Zoning: R-36

Variance Request

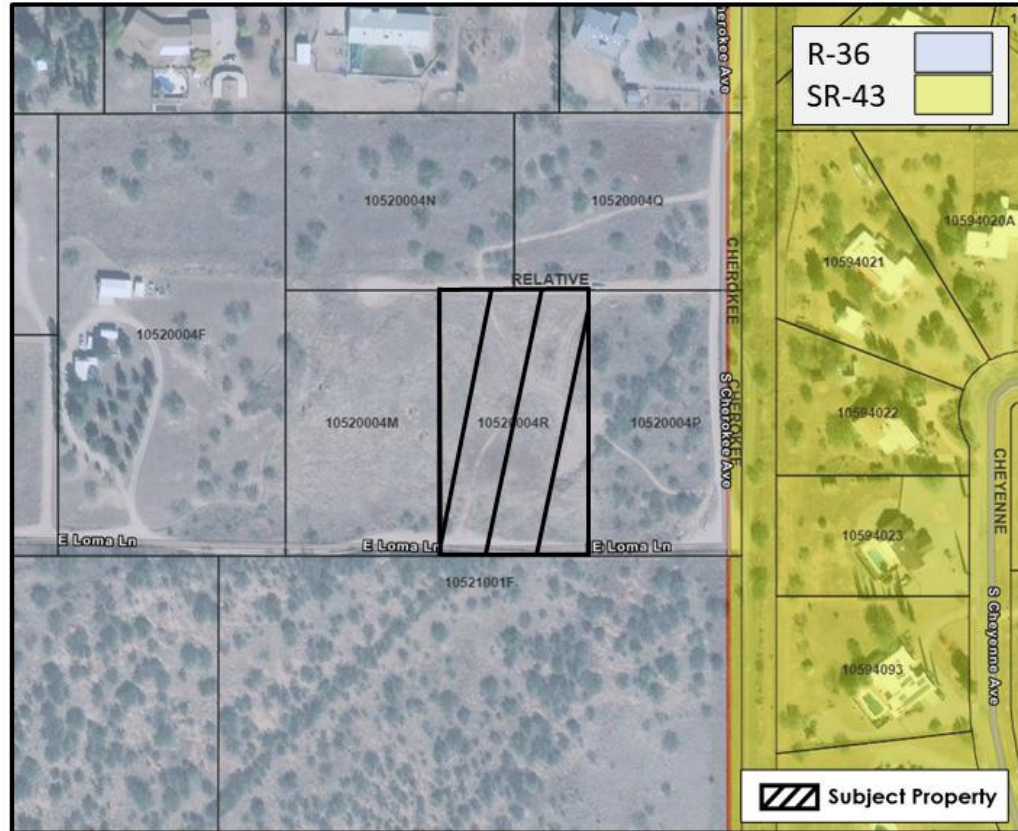
Reduce minimum 20' setback to 5' along west property line for a detached 3,200 ft² garage



Vicinity Map



Property Location and Zoning



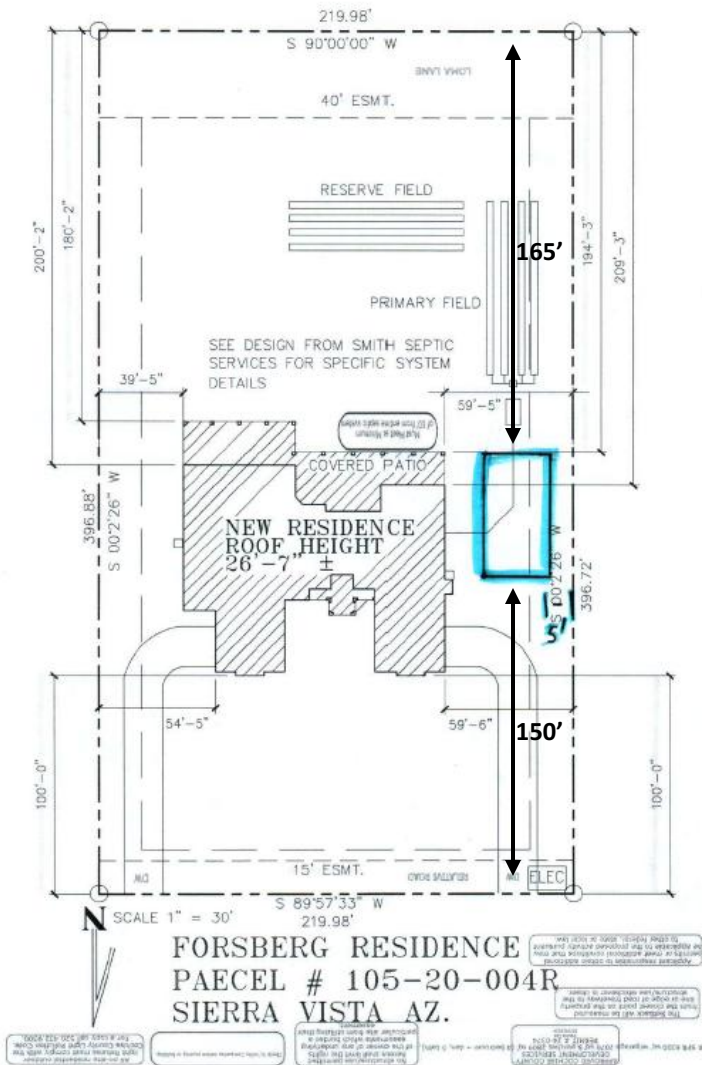
VAR24-04 (Relative Setback)

2306 E. Relative Road (APN 105-20-004R)

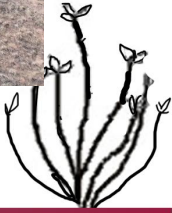
N.T.S



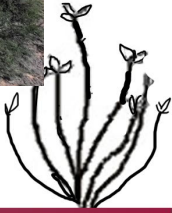
Site Plan



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8 Factors to Evaluate Variances

Hardship created by zoning regulations

Peculiar site conditions

Hardship is not self-created

Minimum to afford relief

Permitted use

No adverse impacts

Harmony with zoning regulations

No violation of state or federal law



Public Notice

10-12 July

Legal ad

Notices

Posting



Factors in Favor

1. Complies with 4 criteria (permitted use; no adverse impacts; harmony with zoning regulations; does not violate state/federal law)
2. Support from property owners within 300', including an adjacent property owner

Factors Against

1. Does not comply with 4 criteria (unnecessary hardship; peculiar site conditions; not self-created; minimum for relief)
2. Opposition from property owners within 300'



Applicant Presentation/Discussion



Recommendation

Based on the factors in favor, staff recommends approval of the Variance as requested without conditions.

Sample Motion

Mr. Chairman, I move to approve Docket VAR24-04 without conditions, granting a Variance to reduce the minimum required setback along the west property line from 20' to 5' for a proposed 3,200 square foot detached garage at 2306 E. Relative Road (APN 105-20-004R), the factors in favor of approval constituting the findings of fact.



VAR24-04 (Relative Setback)

Board of Adjustment
July 31, 2024

