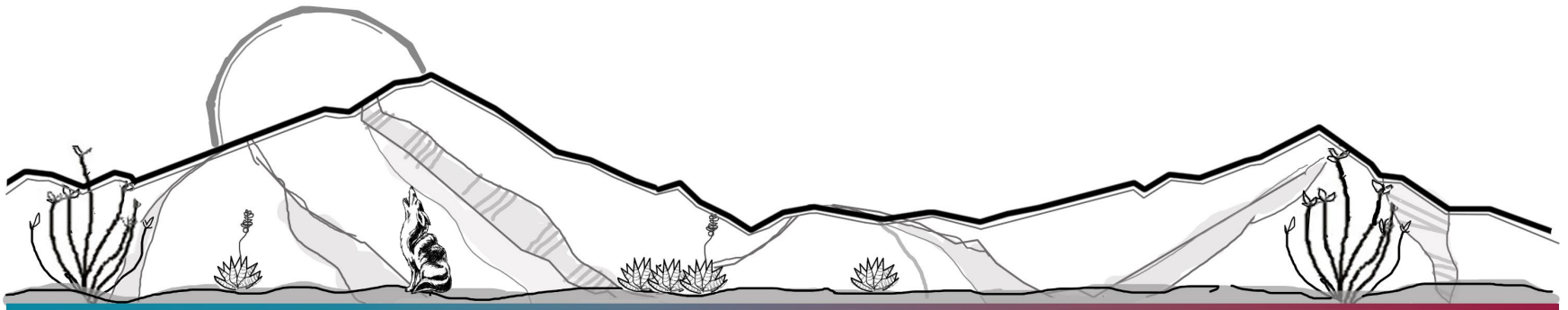


# VAR24-05 (Springtail Setback)

Board of Adjustment  
December 3, 2024



# DEVELOPMENT SERVICES

---

- Applicant: Ronald Scott
- Location: 9577 S. Springtail Drive  
APN 104-01-227
- Zoning: RU-4
- Variance Request
  - Reduce minimum 20' setback to 10' along west property line for detached 2,000 ft<sup>2</sup> workshop/garage

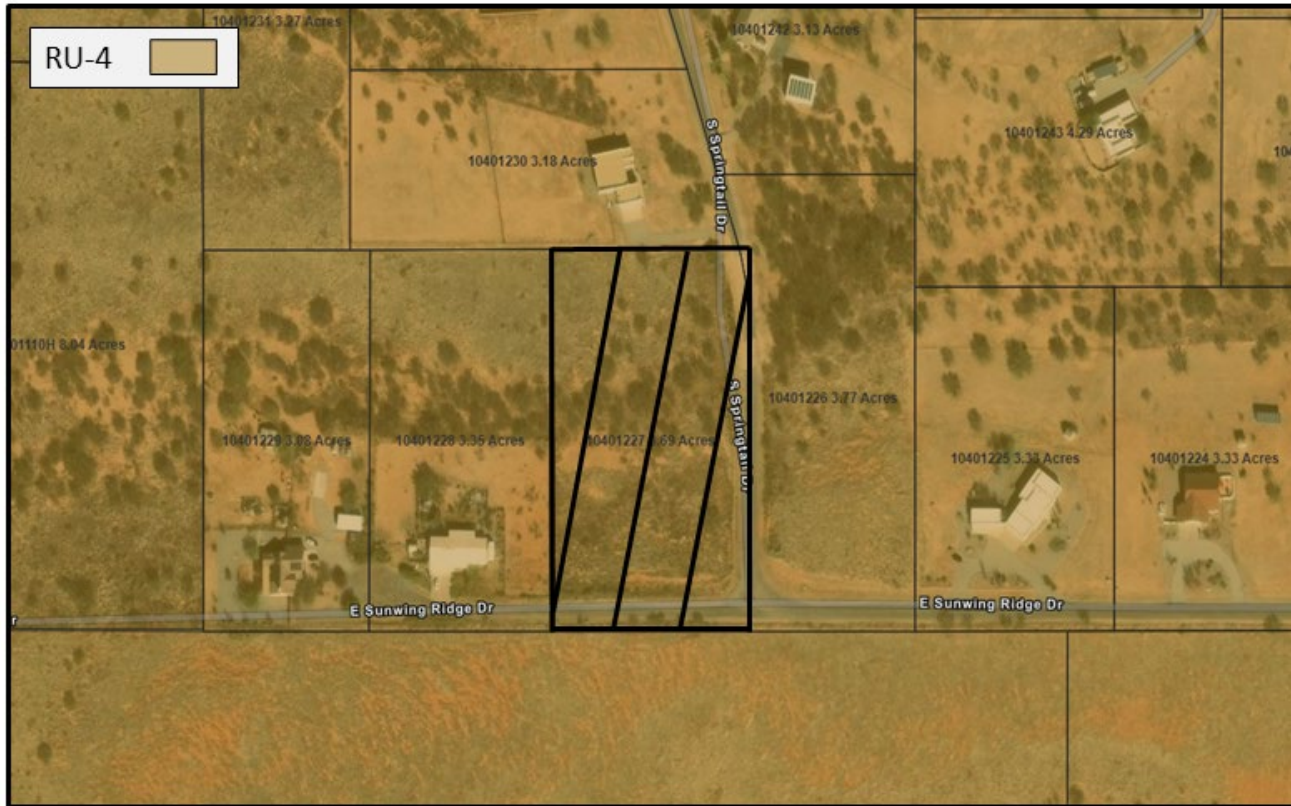


## Vicinity Map



# DEVELOPMENT SERVICES

## Property Location and Zoning



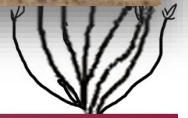
VAR24-05 (Springtail Setback)  
9577 Springtail Drive (APN 104-01-227)

N.T.S  
N





# DEVELOPMENT SERVICES

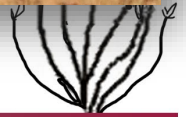


# DEVELOPMENT SERVICES

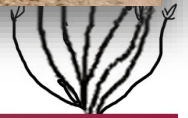


Sunwing Ridge Dr

Springtail Dr



# DEVELOPMENT SERVICES



## Variance Factors

- Hardship created by zoning regulations
- Peculiar site conditions
- Hardship is not self-created
- Minimum to afford relief
- Permitted use
- No adverse impacts to surrounding property owners
- Harmony with zoning regulations
- No violation of state or federal law

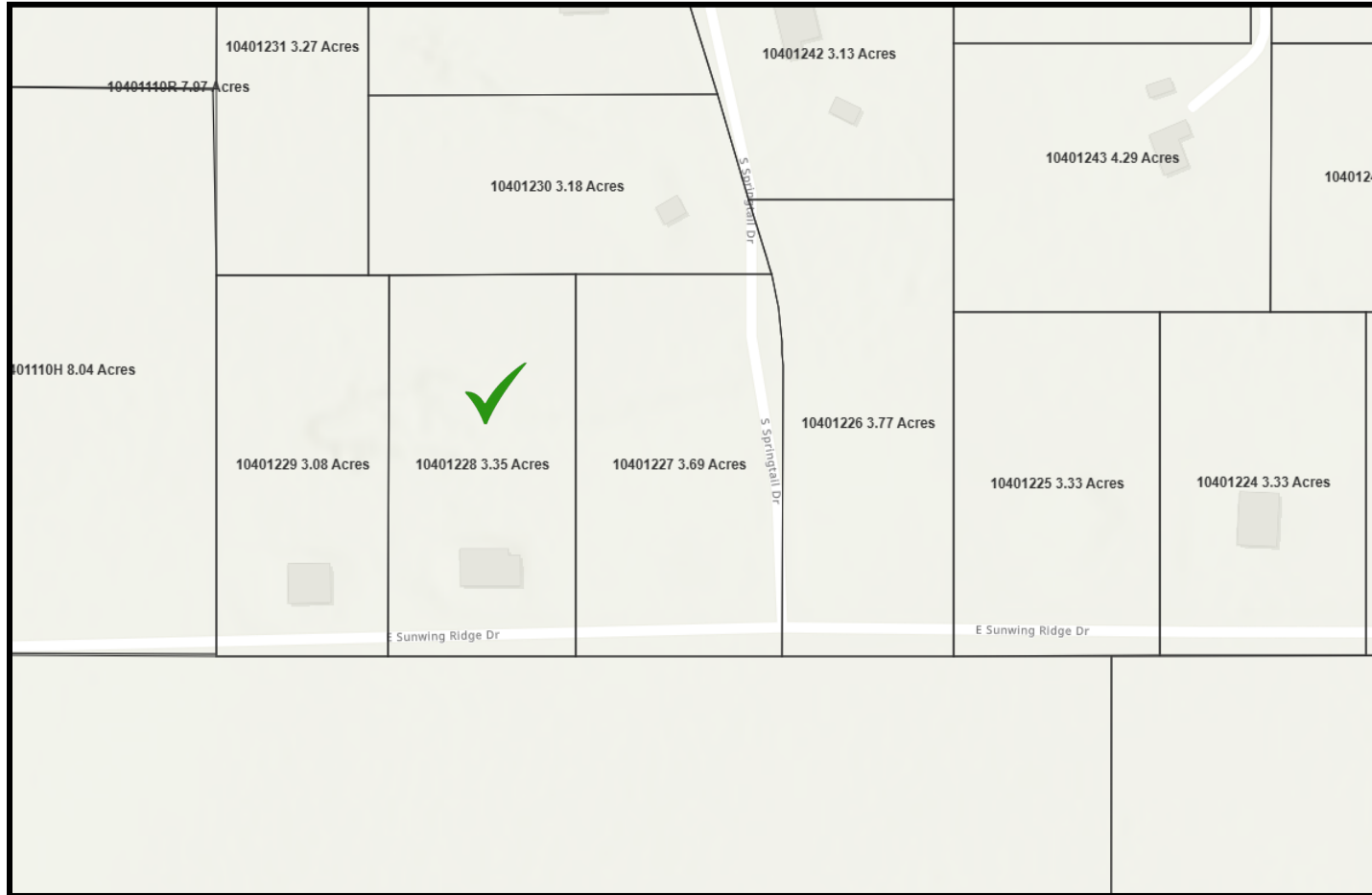


## Public Notice

- 14-17 November
  - Legal ad
  - Notices
  - Posting



# DEVELOPMENT SERVICES



## Factors in Favor

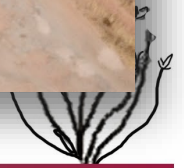
1. Complies with 5 criteria (peculiar site conditions; permitted use; no adverse impacts; harmony with zoning regulations; does not violate state/federal law)
2. Proposed structure unlikely to affect neighborhood character
3. Support from adjacent property owner

## Factors Against

1. Does not comply with 3 criteria (unnecessary hardship; not self-created; minimum for relief)



## Applicant Presentation/Discussion



## Recommendation

Based on the factors in favor of approval, Staff recommends approval of Docket VAR24-05 without conditions, reducing the minimum required setback along the west property line from 20' to 10' for a 2,000 square foot detached workshop/garage, the factors in favor constituting the findings of fact.

## Sample Motion

Mr. Chairman, I move to approve Docket VAR24-05 without conditions as recommended by Staff, the factors in favor of approval constituting the findings of fact.



# VAR24-05 (Springtail Setback)

Board of Adjustment  
December 3, 2024

