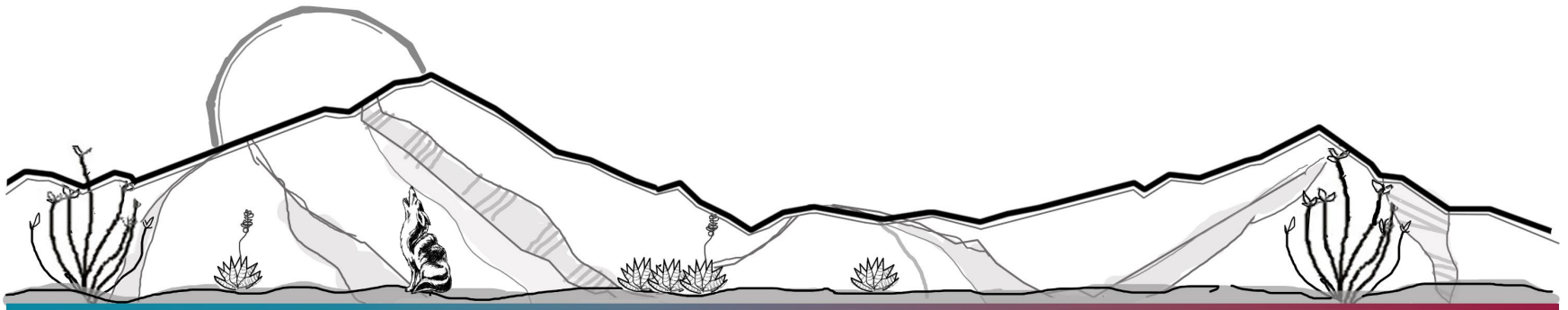


# **VAR25-02 (Smith Drive Setback)**

Board of Adjustment  
March 25, 2025



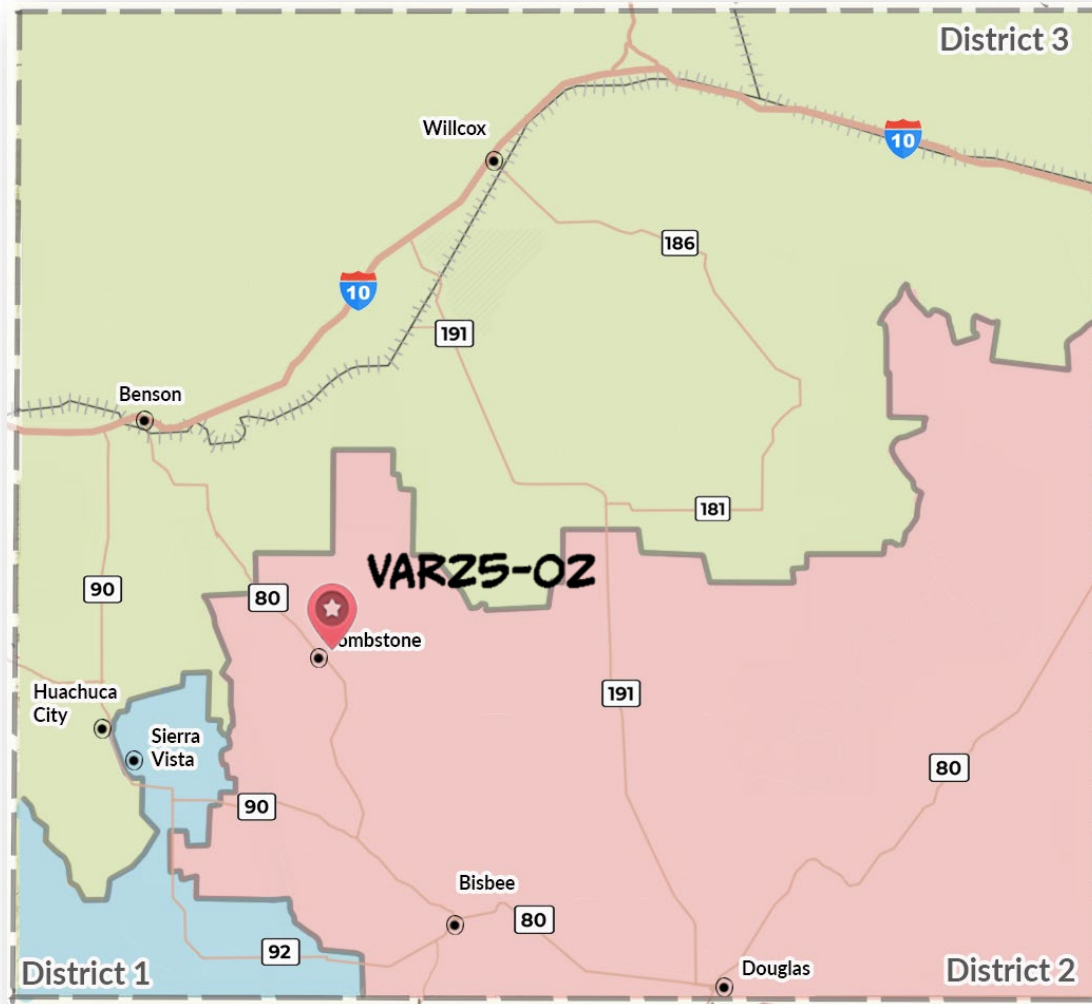
# DEVELOPMENT SERVICES

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- Applicant: John Smith/Brenda Smith
- Location: 2530 E. Smith Drive  
APN 108-31-013A
- Zoning: R-36
- Variance Request
  - Section 2.18.040 of the Zoning Regulations
  - Reduce minimum 20' setback to 10' along west property line for detached 1,200 ft<sup>2</sup> storage building

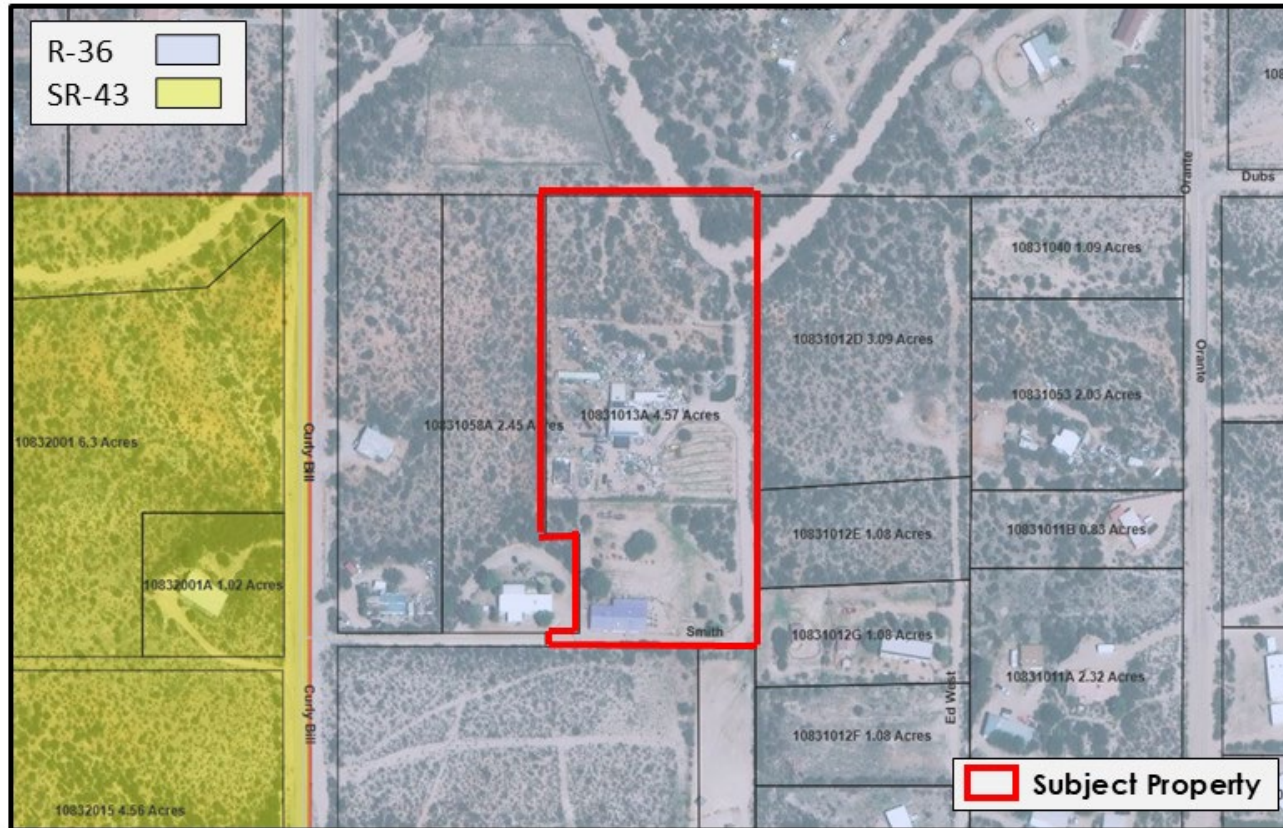


## Vicinity Map



# DEVELOPMENT SERVICES

## Property Location and Zoning

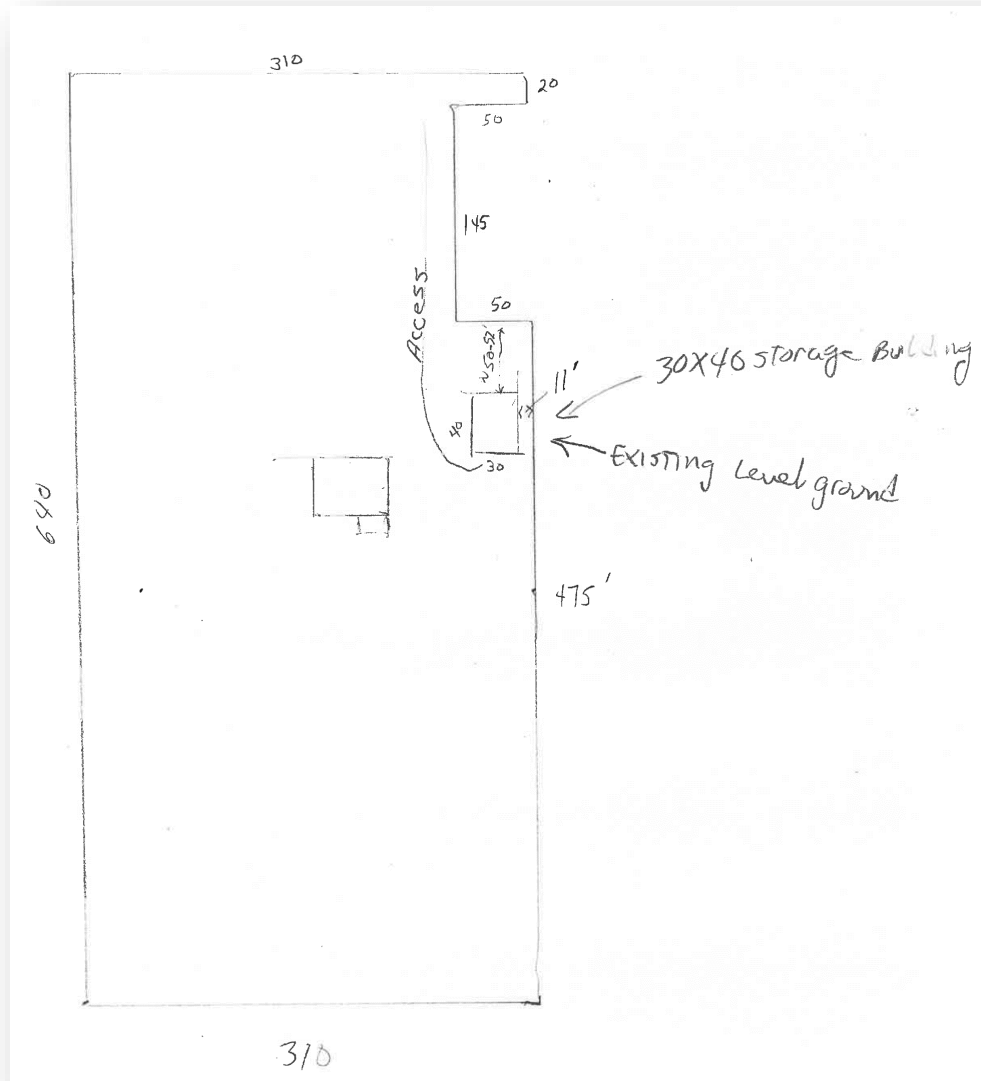


VAR25-02 (Smith Drive Setback)  
2530 E. Smith Drive (APN 108-31-013A)

N.T.S



## Site Plan



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# 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

- 4-5 March
  - Legal ad
  - Notices
  - Posting



## Factors in Favor

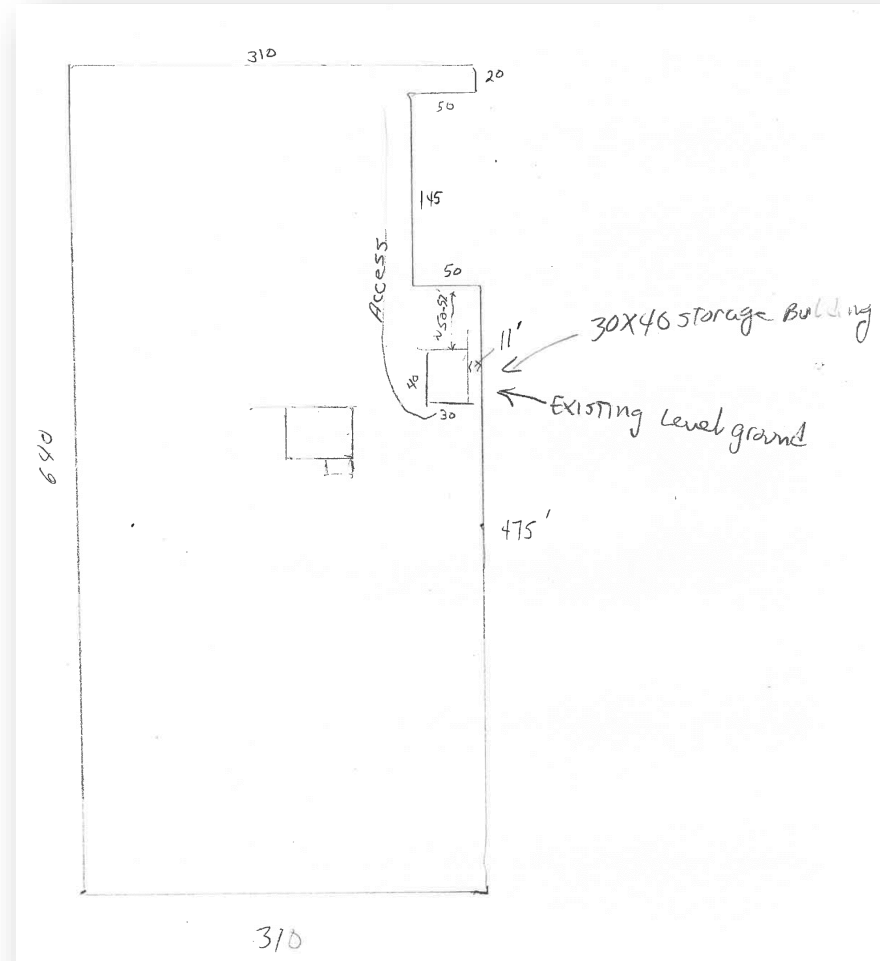
1. Complies with 5 criteria (peculiar site conditions; permitted use; no adverse impacts; harmony with zoning regulations; does not violate state/federal law)
2. Vegetation along property line provides natural screening

## 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 VAR25-02 without conditions, reducing the minimum required setback from 20' to 10' along the west property line for a 1,200 square foot storage building, the factors in favor constituting the findings of fact.

## Sample Motion

Mr. Chairman, I move to approve Docket VAR25-02 without conditions as recommended by Staff, the factors in favor of approval constituting the findings of fact.



# **VAR25-02 (Smith Drive Setback)**

Board of Adjustment  
March 25, 2025

