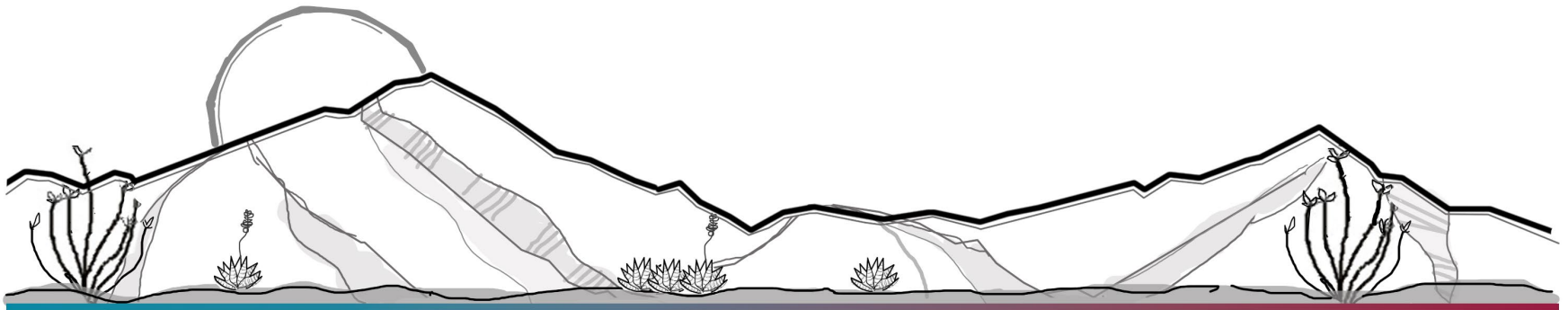


# VAR25-07

## San Simon Avenue Setback

Board of Adjustment  
August 20, 2025



# DEVELOPMENT SERVICES

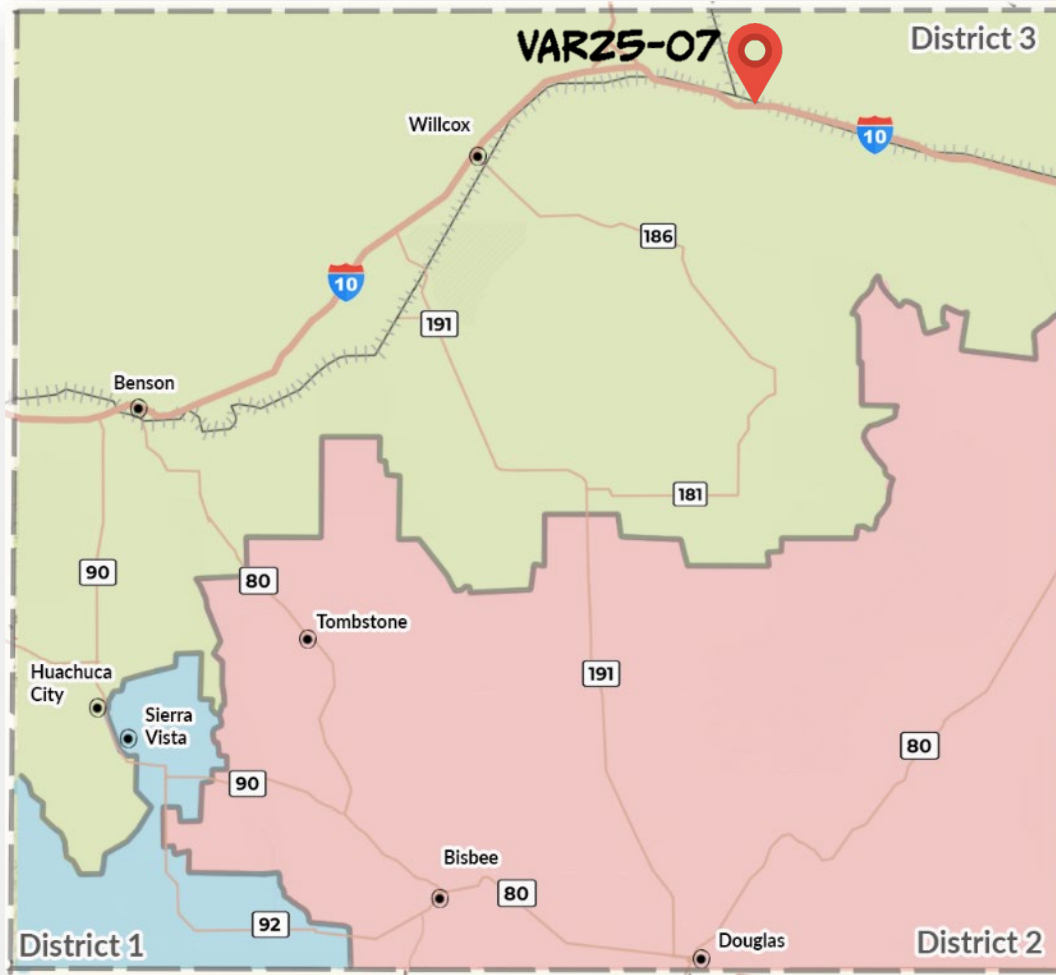
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- Applicant: Ricardo Armando and Blanca Portugal
- Location: 325 San Simon Ave (Bowie)  
APN 302-27-038
- Zoning: R-9
- Variance Request
  - Sections 2.18.040 and 2.51.130 of the Zoning Regulations to allow an 800sf stable 2' from the north property line

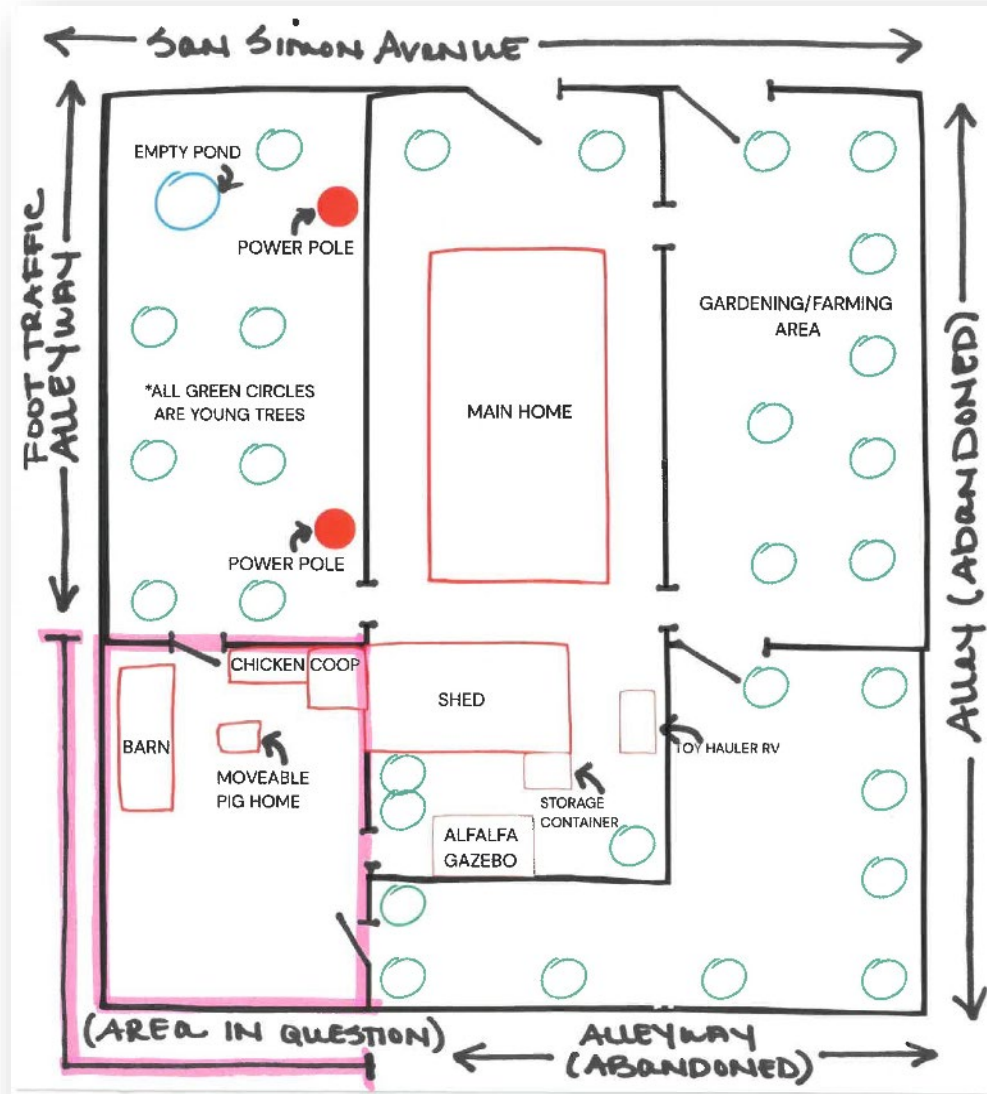


## Vicinity Map





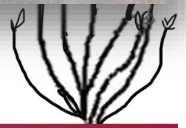
## Site Plan



# DEVELOPMENT SERVICES



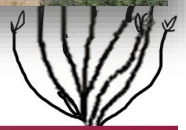
*San Simon Avenue*



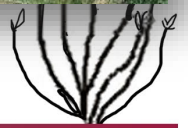
# DEVELOPMENT SERVICES



*San Simon Avenue*



# 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

- 30 July – 1 August
  - Legal ad
  - Notices
  - Posting



# DEVELOPMENT SERVICES

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## Factors in Favor

1. Complies with 5 criteria (minimum to afford relief; permitted use; no adverse impacts; harmony with zoning regulations; does not violate state/federal law)

## Factors Against

1. Does not comply with 3 criteria (zoning hardship; peculiar site conditions; not self-created)



## Applicant Presentation/Discussion



## Recommendation

Based on the factors in favor, Staff recommends approval of Docket VAR25-07 without special conditions, reducing the minimum required setbacks for a stable from 10' and 50' to 2' along the north property line.



## Sample Motion

I move to approve Docket VAR25-07 without special conditions, the factors in favor of approval constituting the findings of fact.



# VAR25-07

## San Simon Avenue Setback

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