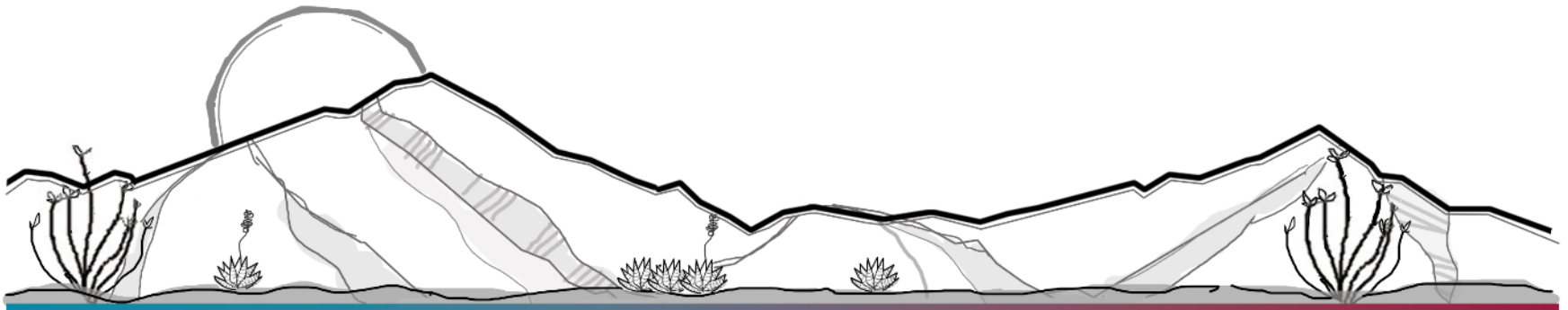


VAR25-11 Lane Ranch ADU

Board of Adjustment
January 28th, 2026



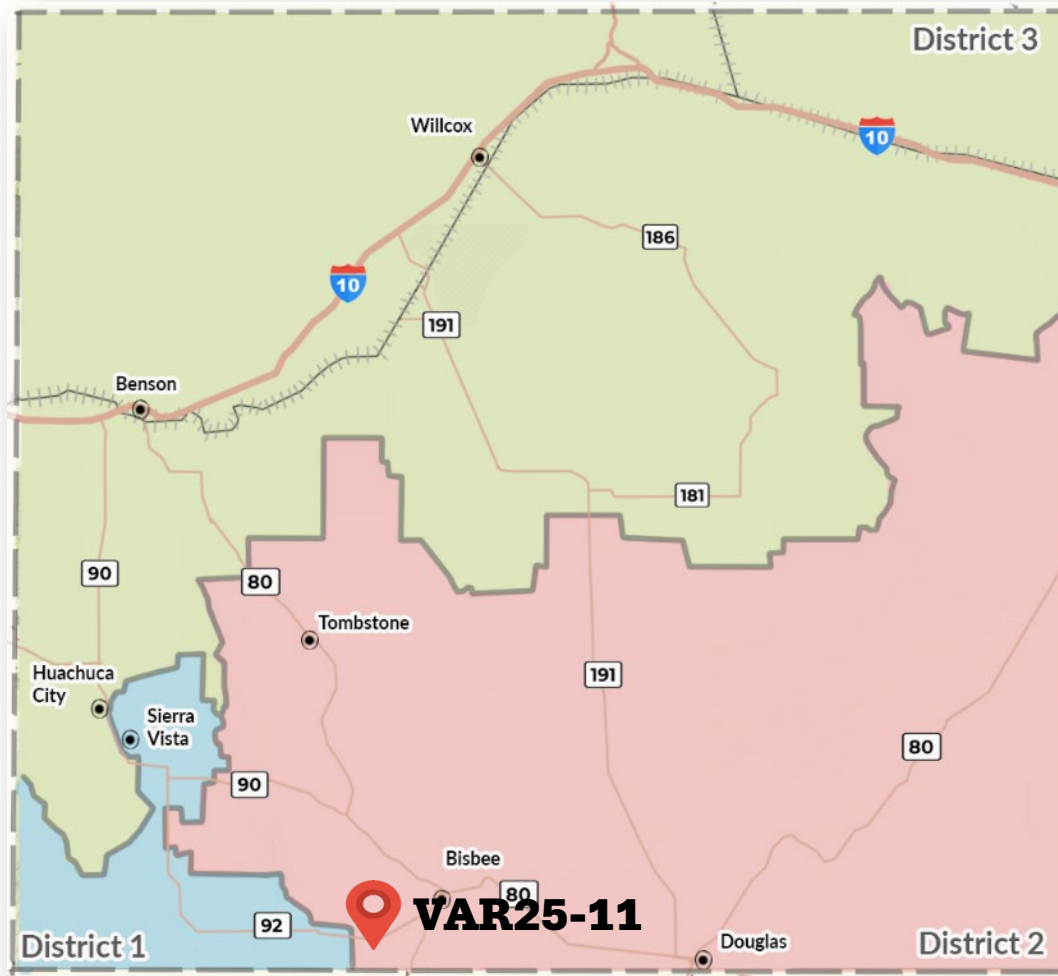
DEVELOPMENT SERVICES



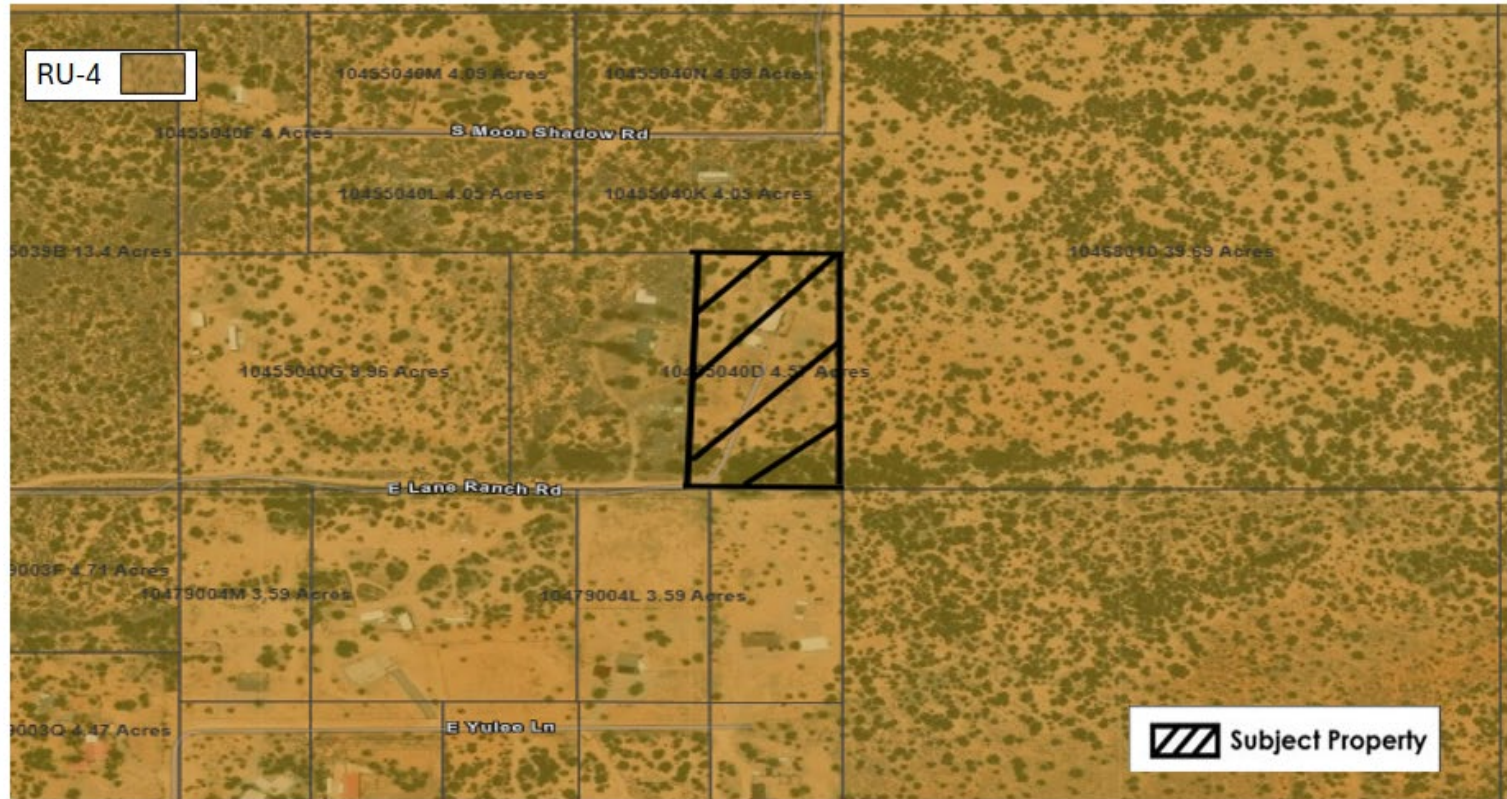
- Applicant: Dean and Maria Huish
- Location: 9195 E. Lane Ranch Rd.
APN 104-55-040
- Zoning: RU-4
- Variance Request
 - Sections 2.48.170 of the Zoning Regulations to allow accessory dwelling that exceeds maximum allowed square footage



Vicinity Map



Property Location and Zoning



VAR25-11 (Lane Ranch ADU)

9195 East Lane Ranch (APN 104-55-040D)

N.T.S



Site Plan

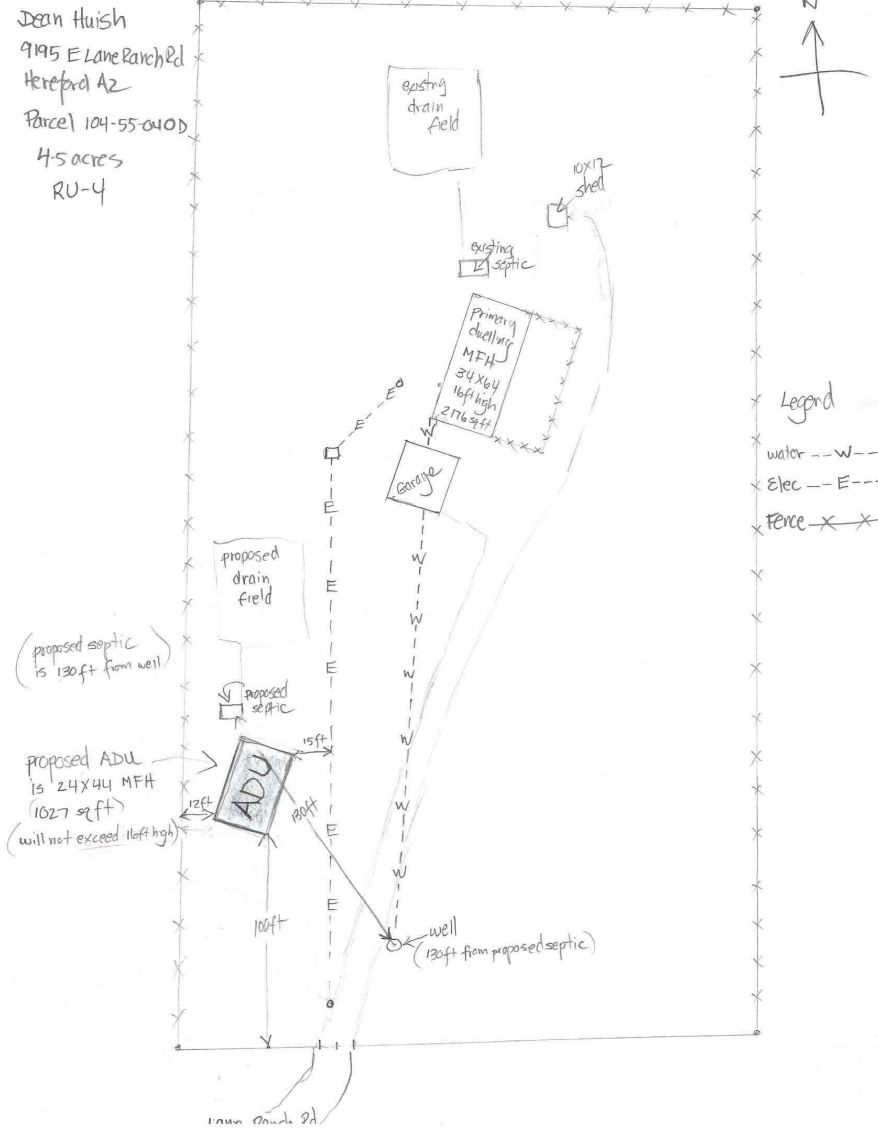
- =/ $<$ residence height
- 75% of residence or 1,000 square feet, whichever is less
- 5' setback from all property lines
- Variance is required for any deviation
- Up to 3 ADUs allowed (lots 1 acres or more)



Proposed ADU Position



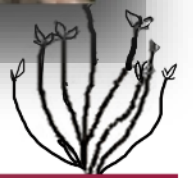
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Variance Factors

- 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

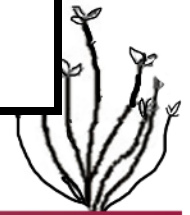
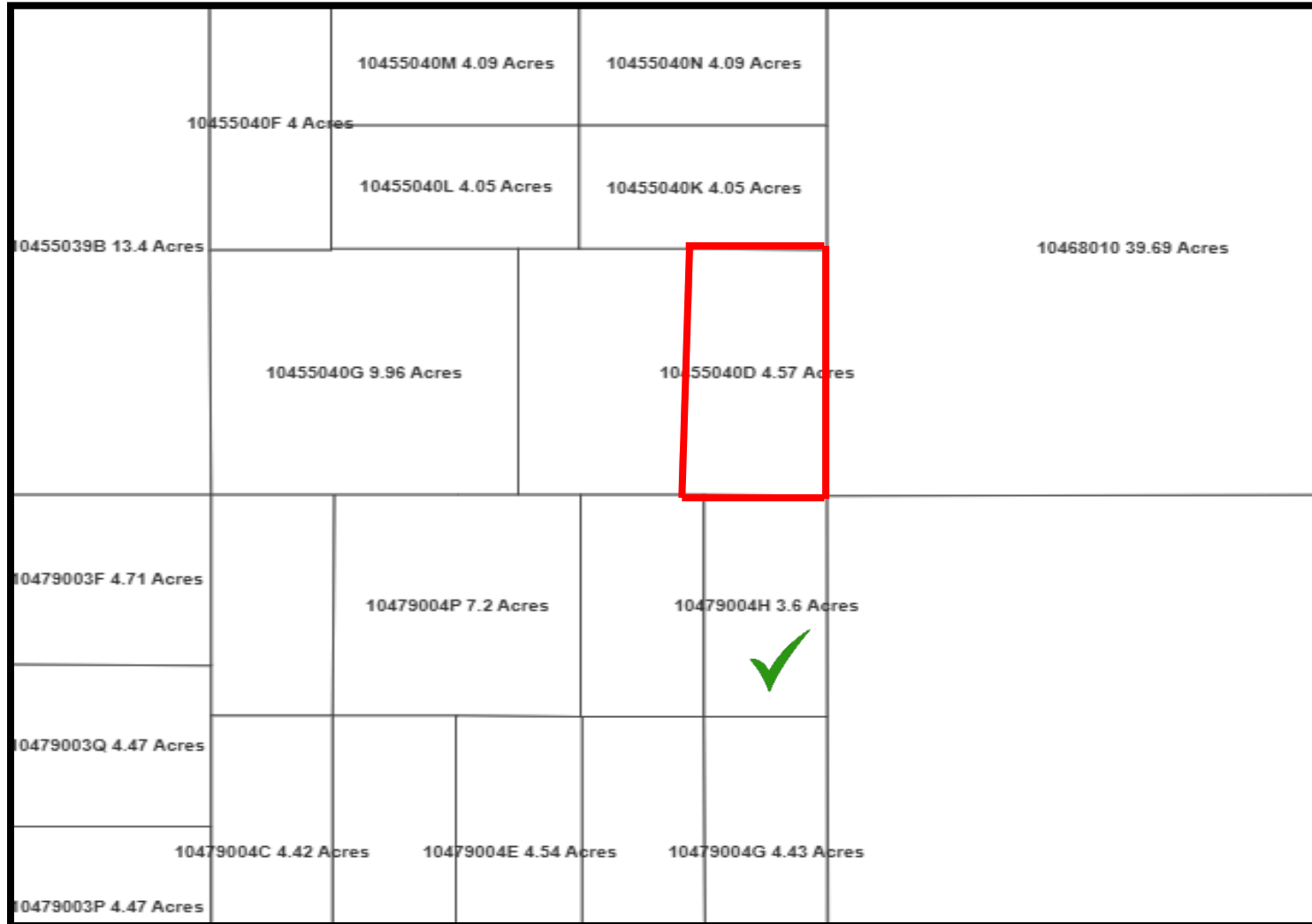


Public Notice

- 5 Jan – 7 Jan
 - Legal ad
 - Notices
 - Posting



DEVELOPMENT SERVICES



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)
2. Accessory dwellings are allowed by right in rural districts
3. Support from nearby property owners

Factors Not in Favor

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 VAR25-11 without special conditions, allowing a 1,027 square foot Accessory Dwelling Unit (ADU).



Sample Motion

I move to approve Docket VAR25-11 without special conditions, the factors in favor of approval constituting the findings of fact.



VAR25-11 Lane Ranch ADU

Board of Adjustment
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