



VAR22-07

PML Custom Home

Board of Adjustment Hearing, September 8, 2022

Christina LaVelle
Senior Planner





VARIANCE REQUEST

To reduce the required twenty-foot perimeter setbacks for the R-3 (Multiple Residence) zoning district at the south to fifteen feet, the west to eight feet, and for the east to ten feet to permit the development of a single-family home.

Applicant/ Owner: Cristina Lozada /
Processing Multiservices, LLC



REQUIRED ACTION

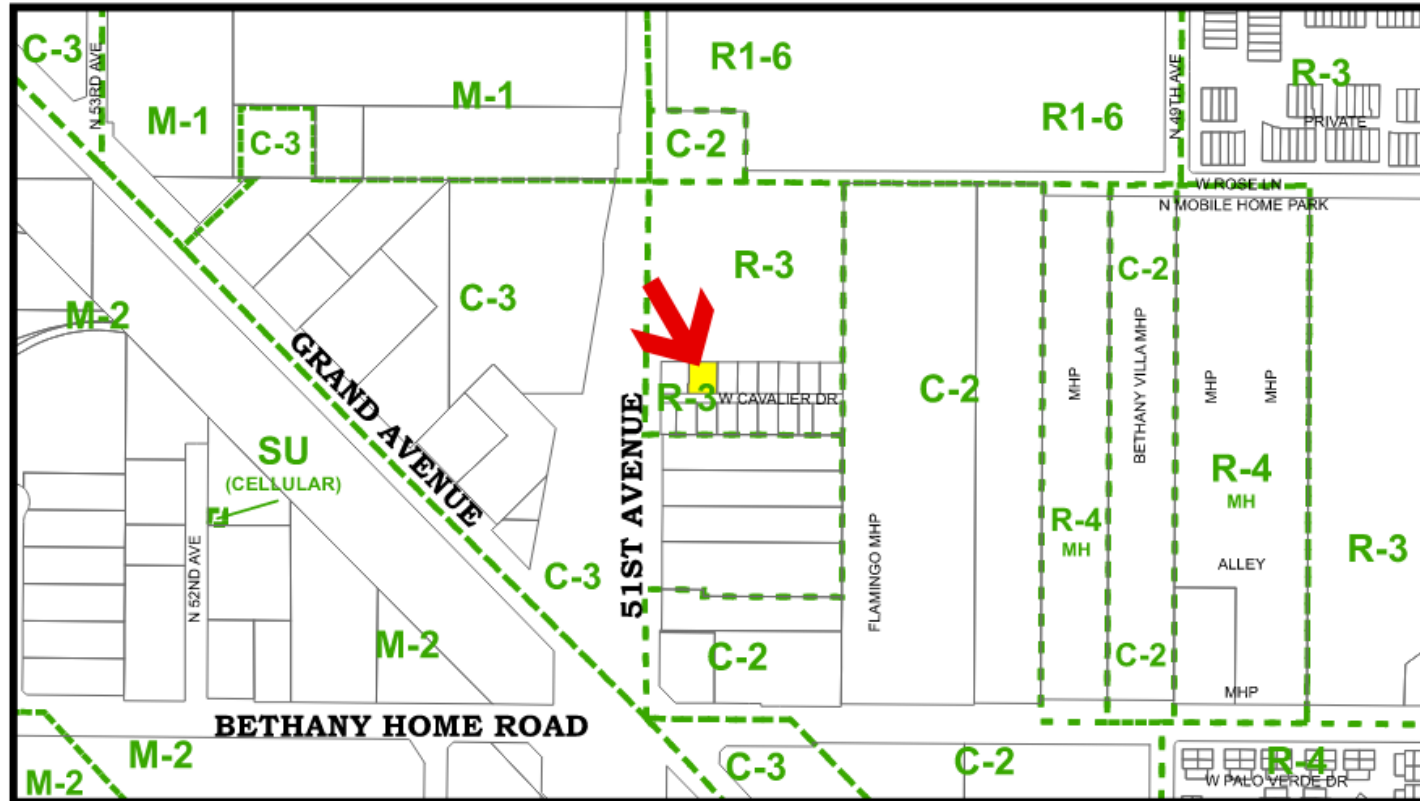
Consider the facts and determine whether the findings meet the Statutory provisions for approval of a Variance.

AERIAL MAP



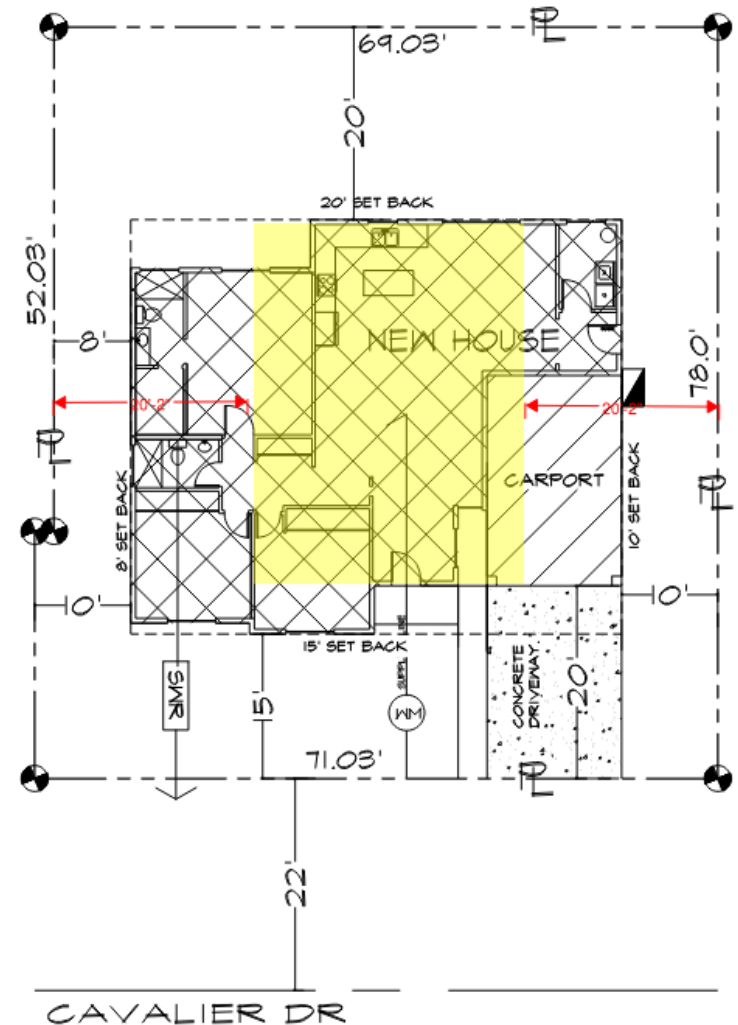
Aerial Date: October 2020

ZONING MAP



SITE PLAN

- Lot Dimensions:
 - Approximately 70 feet x 78.0 feet
- 20-foot perimeter setbacks
- 30 x 38 = approx. 1,140 sf of buildable area





PUBLIC NOTIFICATION

- Neighborhood letter sent on June 20th
- Advertised: July 27th & August 24
- Postcards: July 22nd
- Site Posted: July 22nd & August 19

Two comments were received. The applicant revised the application to respond to setback concerns.



FINDINGS

The Board of Adjustment shall make the following findings based on the evidence in the record prior to granting a variance:



REQUIRED FINDINGS

- There are special circumstances or conditions applicable to the property including its size, shape, topography, location, or surroundings, which were not self-imposed by the owner;



FINDINGS (continued)

- Due to the special circumstances, the strict application of the Zoning Ordinance would deprive the property of privileges enjoyed by other properties of the same classification in the same zoning district;



RECOMMENDATION

If the Board decides to grant the variance, it should be subject to the following stipulations:

1. Development shall be in substantial conformance with the site plan date stamped August 16, 2022.
2. Development shall be in substantial conformance with the floor plan date stamped August 16, 2022.



RECOMMENDATION

3. Development shall be in substantial conformance with the project narrative date stamped August 16, 2022.
4. The building setback from the primary residence to buildings on adjacent lots must maintain a minimum of a fifteen-foot separation.



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