

Variance Request Staff Report

Linde Vacho Trust November 14, 2023
Anthony J Vacho Jr Trust

A variance request before the Zoning Committee to the subdivision code Sec. 42-61 Design standards (c) Block and lot design and improvements. (7). Approve a parcel where the length will exceed six times the width.

Part of the NE ¼ - SW ¼ and the SE ¼ - SW ¼ , Section 26, T36N, R6W.
Parcel ID # 020-00457-0000 and 020-00460-0000

Department Findings

1. The subject property consists of two parcels.
2. The property has an existing driveway which serves a home.
3. The current owner wishes to divide the property.
4. Due to the proposed lot crossing over two parcels, the distance from river to road ranges between 1,600' and 1,800'.
5. The proposed lot width is 250'.

Findings of Fact – Summary of the facts regarding the application or matter being decided

1. The subdivision ordinance applies to application.
2. The Zoning Committee held a public hearing on November 14, 2023.
3. The Zoning Committee can grant a variance from the dimensional standards of the subdivision ordinance under Sec.42-7.

Zoning Department Recommendation:

Based on considering the three criteria required for a variance -unnecessary hardship, unique property limitations and protection of public interest - the Zoning Department recommends that the Committee grant the requested variance.