

BOA –April 11, 2022

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Metcalfe Wolff Stuart & Williams

7125 & 7129 Dancing Wind
C15-2022-0028

7236 & 7240 Dancing Wind
C15-2022-0026

D-2/2-PRESENTATION



Variance Request

7125 & 7129 Dancing Wind

MF-2 Front Setback

- 25 ft  20.5 ft
 - 4.5 ft reduction

7236 & 7240 Dancing Wind -cul-de-sac

MF-2 Front Setback

- 25 ft  16.5 ft
 - 8.5 ft reduction

[Overall Project]

- Single Family Attached home subdivision under construction
 - Limited Purpose City Limits
 - Attached house over two lots
- 47 lots in subdivision
- 94 attached homes

[Title 30 vs 25-2]

- Conflict with Limited Purpose
 - Title 30 controls subdivision
 - Title 25 controls zoning (MF-2)
- Title 30 - ZAP variance process
 - Subdivision vacation and replat
- Title 25 - BOA variance process

7125 & 7129

D-2/6-PRESENTATION 7



7125 & 7129

D-2/7-PRESENTATION



7236 & 7240

D-2/8-PRESENTATION 7



7236 & 7240

D-2/9-PRESENTATION



[Area Character -Intent Still Met]

- Setbacks intended to provide distance between structures and uniformity
- Side and rear setbacks with yards more important to retain
- Reduced front yard not as impactful
 - No front porches
 - No real yard space – all driveway

Summary

- Builder discovered after City inspections passed
- Title 30/Title 25 Conflict in Limited Purpose
 - ZAP variance
- Reasonable Use
 - 4 families standing by to close over minor setback issue
- Hardship
 - Unique – minor deviations that do not impact enjoyment of neighboring lots
 - Not general to the area – only 4 lots out of 47 (92 of 94 homes)
- Area Character - Intent Met
 - No material front yard to protect – all driveway
 - Side and rear setbacks still intact where yard exists