

# Summary

To: Planning and Zoning Board  
From: Micah Maxwell, Town Manager  
Subject: Variance Request  
Memo Date: 1/9/2014

---

**Summary:** The owner of the vacant lot located at 1357 Pinellas has requested a variance related that would allow him to construct a home on a currently unbuildable lot.

**Previous Commission Action:** The town commission approved a variance to split the lot and to allow for construction on the lot in 2008.

**Background/Problem Discussion:** The owner of the lot at 1357 Pinellas is asking to have his previously expired variance reapproved so that he can construct a home on the property. The lot is deficient in width by 5 feet and is deficient in square footage by 625 SF.

**Alternatives/Options:**

1. Approve the variance to allow for construction.
2. Deny and no construction will be allowed on the lot with the current zoning.  
Property owner could request a zoning change to R-2 which would not require a variance. No R-2 zoned properties currently exist in the area.

**Financial Implications:**

Each \$100,000 of increased valuation on the property will equate to around \$120.00 in tax revenue to the town.

**Recommendation:** Staff recommends approval of the variance.

**Proposed Motion:** I move approval of the variance request.