

## **SUMMARY**

To: Mayor and Commission  
From: Micah Maxwell, Town Manager  
Subject: Variance Request  
Memo Date: 1/17/2014

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**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 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:** On January 13, 2014 the Planning and Zoning board heard the request for variance and unanimously recommended approval.

Staff recommends approval of the variance.

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