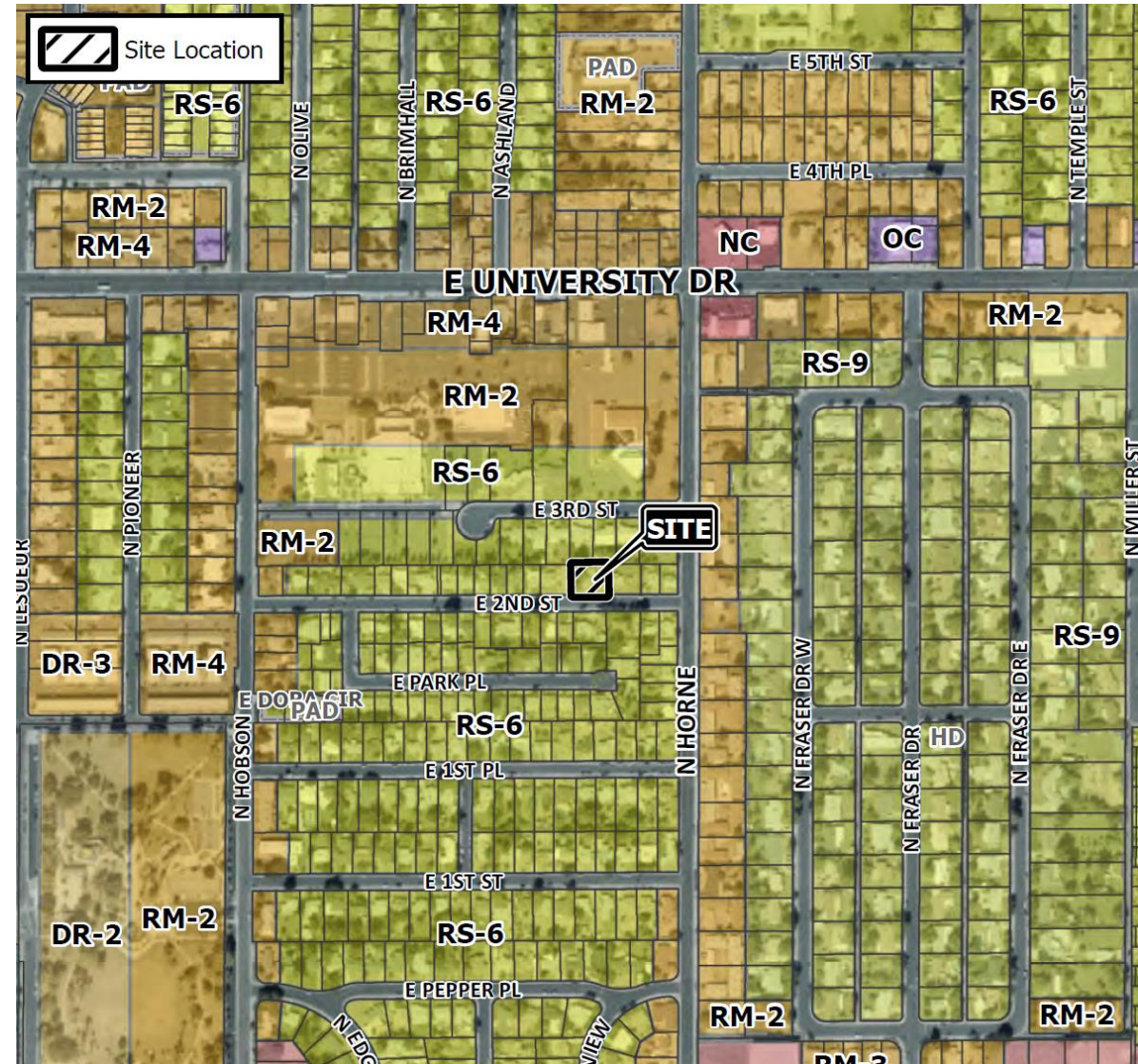




**BOA21-00245**

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# General Plan

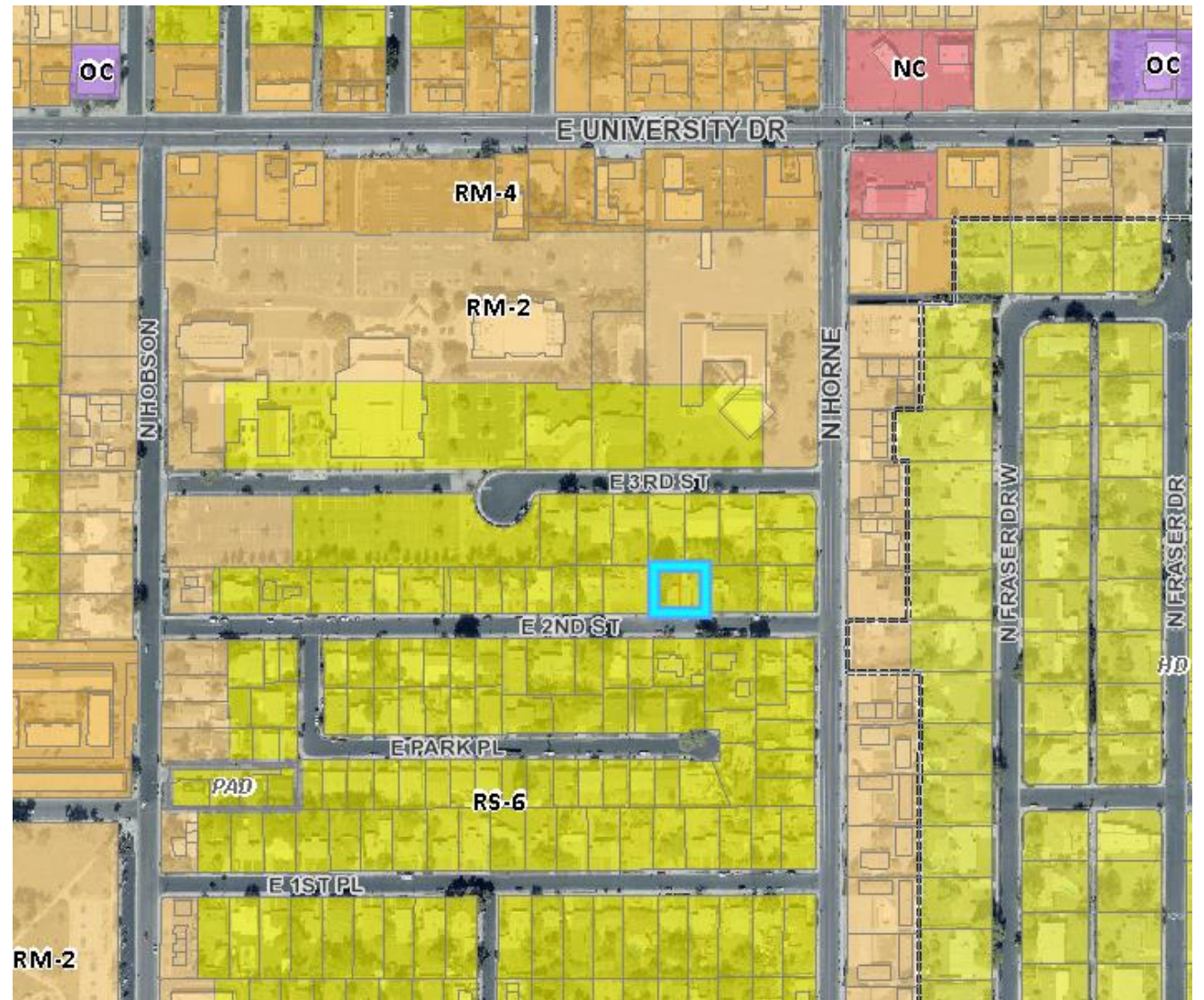
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## Neighborhood

- Safe places to live
- Variety of housing
- “Missing Middle” housing of 4-12 du/ac

# Zoning

- Residential Single Dwelling 6 (RS-6)
  - Single residence
  - Permitted use in the RS-6 District
  - Min. Lot Width: 55 ft
  - Min. Lot Area: 6,000 sq ft

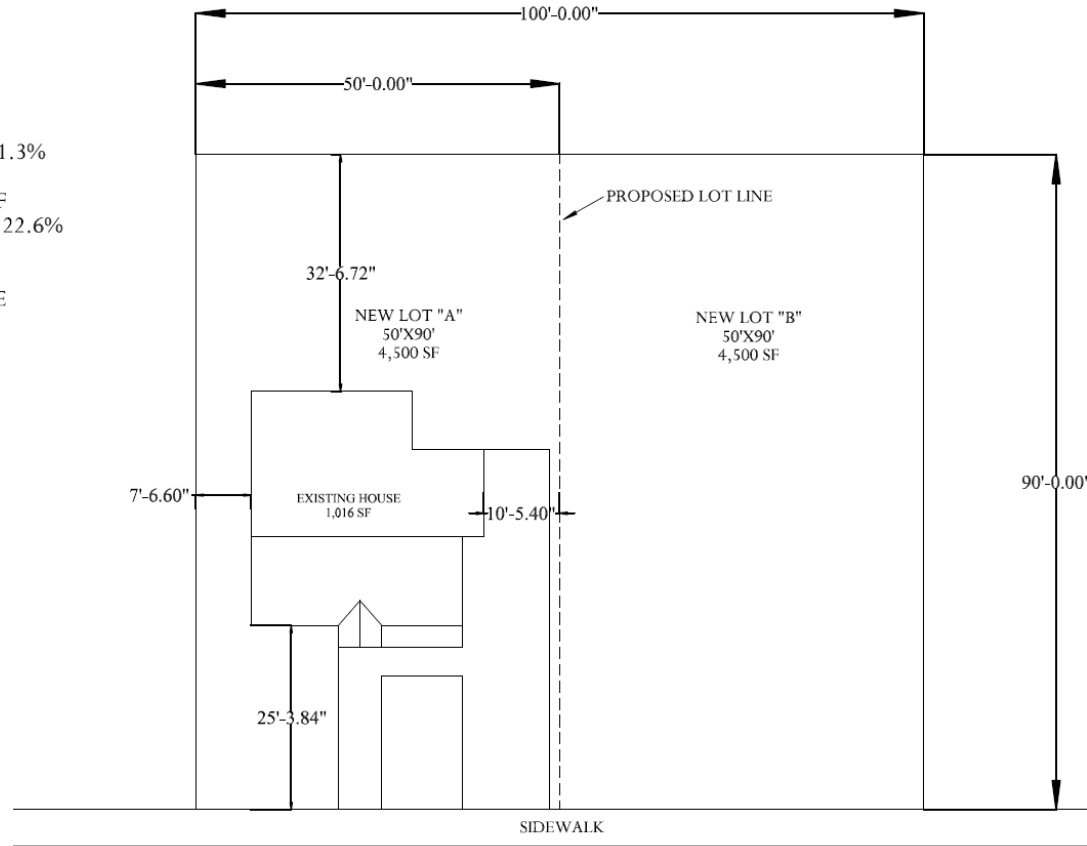


#### NOTES

EXISTING LOT SIZE: 9,017 SF  
EXISTING LOT COVERAGE: 11.3%

PROPOSED LOT SIZE: 4,500 SF  
PROPOSED LOT COVERAGE: 22.6%

ZONING: RS-6  
SUBDIVISION: EASTON PLACE  
APN: 138-23-016  
LOT: 10  
S/T/R: 23 1N 5E



E. 2nd STREET

## Request

### • Variance

## Purpose

- Allow a 9,000 sq ft lot to be split into two lots: 4,500 sq ft in area and 50 ft wide

# Site Photos



View looking northwest

# Site Photos



Front View

# MZO Requirements

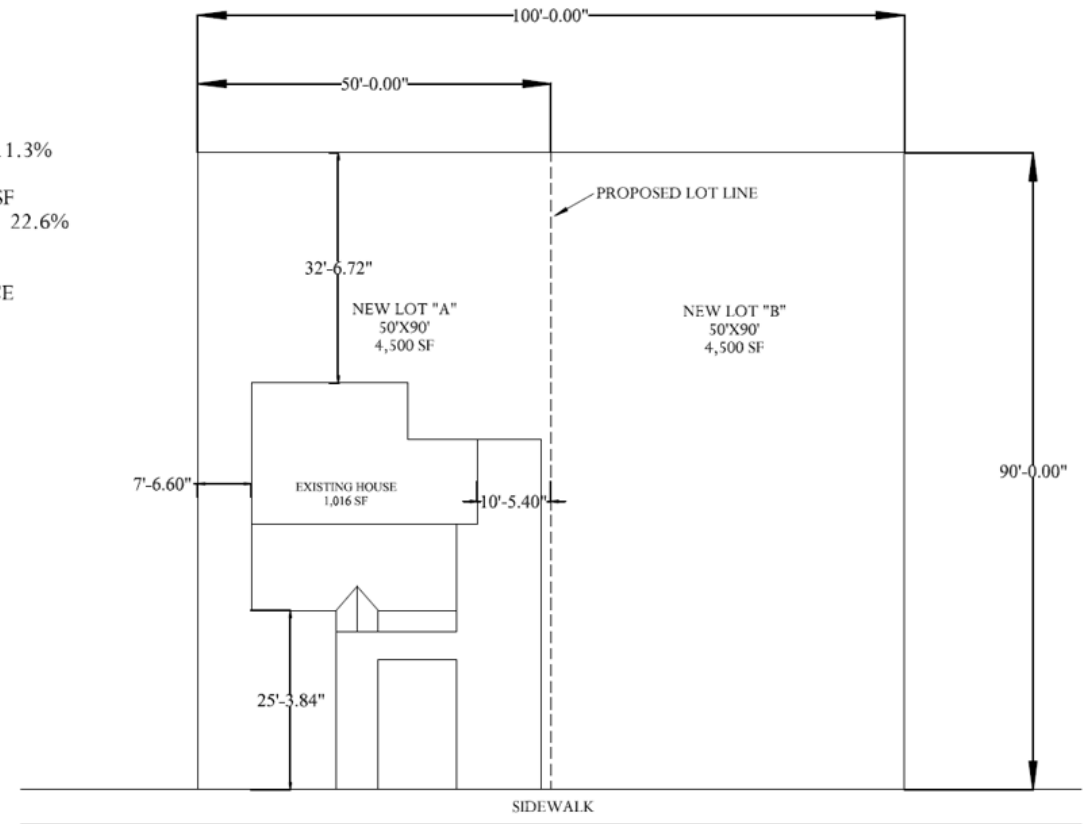
- RS-6 Minimum Lot Width: 55 ft
- RS-6 Minimum Lot Area: 6,000 sq ft
- Proposed: 50-ft width and 4,500 sq ft area

## NOTES

EXISTING LOT SIZE: 9,017 SF  
EXISTING LOT COVERAGE: 11.3%

PROPOSED LOT SIZE: 4,500 SF  
PROPOSED LOT COVERAGE: 22.6%

ZONING: RS-6  
SUBDIVISION: EASTON PLACE  
APN: 138-23-016  
LOT: 10  
S/T/R: 23 1N 5E



E. 2nd STREET

# Compatibility



# Summary

## Findings

- ✓ Special circumstances;
- ✓ Pre-existing circumstances, and not created by the property owner;
- ✓ Strict application of MZO will deprive owner of privileges enjoyed by others in RS-6
- ✓ Variance will not grant special privileges to the subject property that are inconsistent with other properties in the area.

## Staff Recommendation

Approval with conditions