Staff Report City of Senoia Dina Rimi

Department of Community Development drimi@Senoia.com

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| **Item** | Variance | **Location** | Middle Street, Prop Tax ID:  E02 0012 008 |
| Planning Commission Date | N/A | Mayor and Council Date | July 20, 2020 |
| Applicant | J. Dale | Purpose | To Build a Single Family Structure |

### Summary

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| The applicant, J. Dale is requesting to obtain a variance to be permitted to construct a single-family structure on her lot.  This property was subdivided and rezoned by the previous owner at the August 3, 2015 Mayor and Council meeting  A motion was approved for the subdividing with the condition that a single family home not be constructed on the lot. |  |

### Zoning

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| Existing Zoning | Existing Land Use | Surrounding Zoning | Site Improvements | Size of Property |
| Historic Residential | Residential | R- 40 and HR | Will need to hook up to water and sewer | .17 acres |
| Setbacks | Front -15 Side -20 Rear -40 | | | |
| Min. Lot Width at Setback | 80 Ft | | | |
| Minimum Sq. Ft | Average of adjacent properties | | | |

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| Staff Comments |  |  |  |

**When the home is built if the builder is not able to meet the minimum requirements for the lot the property owner will need to obtain an approved variance.**