



## Legislation Details (With Text)

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**Title:** Discussion and Action on Gandero Setback Variance Request, The Gardens Hickory Hollow Cir.  
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| Date       | Ver. | Action By           | Action   | Result |
|------------|------|---------------------|----------|--------|
| 12/17/2015 | 1    | Planning Commission | approved |        |

Discussion and Action on Gandero Setback Variance Request, The Gardens Hickory Hollow Cir.

**SUMMARY:** Mr. Gandero is requesting a 7 foot variance to the rear of his lot. This would reduce the rear setback from 10 foot to 3 foot. He is wishing to build an extension on his garage to allow for some woodworking and more storage space. His property currently backs up to a portion of land that is owned by the Home Owners Association of the Gardens and is classified as Common Ground/Open Space. There would be no chance of a structure being constructed to the rear of the property. The City does have a sewer line in the rear of the property but from the surveyed plat, the sewer line and accompanying easement does not impact Mr. Gandero's property in the area where he is wanting to extend his garage. A pond exists over 50 feet from Mr. Gandero's rear property line and none of his property is within the 100 year floodplain.

**VARIANCE REQUEST:** A 7 foot variance is requested to the rear of Tax Map 99E group D parcel 002.00.

**STAFF RECOMMENDATION:** Staff recommends denial of the variance request, based on there is nothing about Mr. Gandero's property that would make it unique from the remainder of the development or create a hardship.

**NECESSARY PLANNING COMMISSION ACTION:** Approve or Deny the Variance Request.