

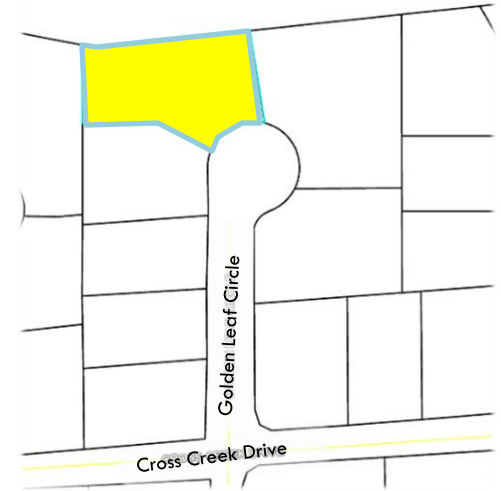
# Staff Report

City of Paris Board of Adjustment Meeting  
May 28, 2019

---

**Case Number:** VAR 19-03  
**Applicant:** Mattox Built Homes Inc.  
**Owner of Property?** No  
**Location:** 109 Golden Leaf Circle  
**Request:** 1 ft. front setback variance request  
**Zoning:** R-4 Residential  
**Application Date:** April 30, 2019  
**Legal Advertisement:** May 9, 2019

---



## Proposal:

The applicant proposes a 1 ft. front setback variance for a proposed single-family residence on a .417 acre lot.

## Background:

Owner: Richard and Deanna Eads  
Parcel Size: .417  
Existing Structures: NO  
Floodplain (Y/N): NO

## Proposed setbacks:

Front: 24.02 ft. setback  
Side: 11 ft. and 22 ft.  
Rear: 30 ft.

## Required in the R-4 District:

Front: 25 ft.  
Side: 10 ft.  
Rear: 25 ft.

## Recommendation:

Staff recommends approval of a 1 ft. front setback variance for a primary residence at 109 Golden Leaf Circle. This variance arises from special circumstances, the strict application of which would deprive the applicant of a reasonable use of land. The granting of this variance would not adversely affect the public health, safety or welfare, and will not cause a hazardous nuisance to the public.

## Findings:

Before a variance is granted, the Board must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the vicinity, will not cause a hazardous nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the Board shall consider:

*Does the requested variance arise from special circumstances?*

Yes, the size and orientation of the lot and surrounding storm and utility easements create special circumstances that deprive the applicant from the ability to shift the placement of the home.

*Would the strict application deprive the applicant of the reasonable use of land or create unnecessary hardship?*

Yes, the strict application could potentially create a hardship by limiting the applicant's ability to orient the home as desired.

*Are the circumstances the result of actions of the applicant taken subsequent to the adoption of the zoning regulation for which relief is sought?*

No, the circumstances are not the result of any actions taken by the applicant subsequent to the adoption of the zoning regulations.