



DATE: July 9, 2018

**CITY OF COOLIDGE
CITY COUNCIL ACTION FORM**

**SUBJECT: Variance to Waive the
Minimum Depth and Square Footage
Requirements in the R-1 Zone**

**STAFF PRESENTER: Gilbert Lopez,
Development Services Director**

RECOMMENDATION

It is recommended that the Board of Adjustments approve granting a variance to waive the minimum depth and square footage requirements in the Single Family Residential Zone (R-1) for the purpose of constructing a single family residence on 760 N. 8th Place.

DISCUSSION

This lot is located on the southeast corner of Raymond St. and 8th Place. There was previously a house on this substandard parcel that was torn down, but never replaced. Because it was not replaced within 90 days, it lost its non-conforming use designation and must now go through the variance process to build another home. A variance is being requested to allow the use of an existing 5,800 square foot lot versus a typical 7,000 foot lot,

The minimum lot width and depth under R-1 is 70' x 100'. This variance is also requesting that the depth be reduced from 100' to 82' allowing a house to be built on this 70' x 82' vacant lot.

FISCAL IMPACT

None.

ATTACHMENTS

18-06-19 Public Hearing_Newspaper(DOCX)

Site Map (JPG)

REVIEW:

Gilbert Lopez Completed 06/22/2018 4:28 PM

City Attorney Completed 06/25/2018 10:55 AM

Gabe Garcia Completed 06/28/2018 8:54 AM

Rick Miller Completed 06/28/2018 10:38 AM



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Gilbert Lopez
Gilbert Lopez, Development Services Director

6/22/2018

Ann Schrooten
Ann Schrooten, Attorney

6/25/2018

Gabe Garcia
Gabe Garcia, Finance Director/CFO

6/28/2018

Rick Miller
Rick Miller, City Manager

6/28/2018