

OXFORD PLANNING COMMISSION

AGENDA

June 14, 2016 - 7 PM

1. **Opening** – Jonathan Eady, Chair
2. * **Minutes** – We have attached the minutes for April 12, 2016. We did not meet in May.
3. * **Development Permit Application – Larry and Valerie Daniel** – We have received a development permit application for 590 West Richardson Street from Larry and Valerie Daniel. Mr. Daniel will be present along with his son-in-law, Matt Fancher, who is helping with this project. The purpose is to build a single family dwelling. The property is in the RR (Rural Residential) zone. We have listed the dimensional requirements from Table 4.2 (page CD40:70) below:

Requirement	Code Minimums	Daniel Application
Acreage per dwelling unit	1.38 acres	0.98 acres
Lot size	60,000 square feet	Approx. 48,000 square feet
Lot width	150 feet	110 feet
Minimum floor area	2,000 square feet	1,492 square feet
Maximum building coverage	15%	3%
Maximum height	35 feet	22 feet
Front setback	40 feet	160 feet
Side setback	15 feet	29 feet & 25 feet
Rear setback	30 feet	180 feet

It would be possible for the Planning Commission to recommend to City Council the approval of a variance of the items which do not meet the minimums, EXCEPT for one item, and that is the minimum lot size. I was not aware of the following code section when I met with Matt Fancher.

Sec. 40-709. - Regulations that cannot be varied.

Variations shall not be granted to minimum lot size requirements of a given zoning district; or permit a use which is not allowed in the zoning district in pertaining to the subject property (i.e., a "use" variance).

(Code 1997, § 40-1005(4); Ord. of 2-6-2012, § 1(40-1005))

We asking for help from the Planning Commission to resolve this dilemma. The current lot size and the current zone combine to make the lot not usable for building a home.

MEMBERS OF THE PLANNING COMMISSION: Jonathan Eady, Chair; Jeff Wearing, Vice-Chair; Shawn Gaither, Secretary; Penny England; Vivian Harris; and Ron Manson.

4. * **Oxford College Sign Request** – We have received a request from Oxford College to install a sign adjacent to the Student Health Services on Moore Street.

5. **Other Business**

6. **Adjournment**

* **Attachments**

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