

**Notice of Meeting for the
Zoning Board of Adjustment
of the City of Georgetown
February 19, 2019 at 5:00 PM
at Council and Courts Building, located at 101 E 7th Street Georgetown, TX 78626**

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King Jr. Street, Georgetown, TX 78626 for additional information; TTY users route through Relay Texas at 711.

Public Wishing to Address the Board

On a subject that is posted on this agenda: Please fill out a speaker registration form which can be found at the Board meeting. Clearly print your name, the letter of the item on which you wish to speak, and present it to the Staff Liaison, preferably prior to the start of the meeting. You will be called forward to speak when the Board considers that item.

On a subject not posted on the agenda: Persons may add an item to a future Board agenda by filing a written request with the Staff Liaison no later than one week prior to the Board meeting. The request must include the speaker's name and the specific topic to be addressed with sufficient information to inform the board and the public. For Board Liaison contact information, please logon to <http://government.georgetown.org/category/boards-commissions/>.

A No one has signed up to speak at the time of this posting.

Legislative Regular Agenda

B Consideration and possible action to approve the minutes of the regular meeting of December 4, 2018.
Stephanie McNickle, Recording Secretary

C **Public Hearing** and **possible action** on a request for a 10-foot variance from the 25-foot minimum rear setback when adjacent to a residential district requirement of Unified Development Code (UDC) Section 7.02.020, to allow a 15-foot rear setback on the property located at 601 River Bend, bearing the legal description of Lot 4, Block 11, Quail Meadow Unit 3. (VAR-2018-004) Chelsea Irby, Senior Planner

Adjournment

CERTIFICATE OF POSTING

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 808 Martin Luther King Jr. Street, Georgetown, TX 78626, a place readily accessible to the general public at all times, on the _____ day of _____, 2019, at _____, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Robyn Densmore, City Secretary

City of Georgetown, Texas
Zoning Board of Adjustment
February 19, 2019

SUBJECT:

No one has signed up to speak at the time of this posting.

ITEM SUMMARY:

FINANCIAL IMPACT:

na

SUBMITTED BY:

City of Georgetown, Texas
Zoning Board of Adjustment
February 19, 2019

SUBJECT:

Consideration and possible action to approve the minutes of the regular meeting of December 4, 2018.
Stephanie McNickle, Recording Secretary

ITEM SUMMARY:

FINANCIAL IMPACT:

.

SUBMITTED BY:

Karen Frost, Recording Secretary

ATTACHMENTS:

Description	Type
 Minutes_ZBA_12.04.2018	Backup Material

City of Georgetown, Texas
Zoning Board of Adjustment
Tuesday, December 4, 2018, 2018 at 5:00 p.m.
Council and Courts Building located at 101 E. 7th Street Georgetown, TX 78626

Commissioners present: Josh Schroeder, Chair; Alex Fuller; Travis Perthuis; John Marler; and Kaylah McCord Ed Whitmore (serving for McCord).

Commissioner(s) Absent:

Staff Present: Andreina Davila, Current Planning Manager; Nat Waggoner, Long Range Planning Manager and Karen Frost, Recording Secretary.

Regular Session

- A. (This Regular Session may, at any time, be recessed to convene an Executive Session for any purpose authorized by the Open Meetings Act, Texas Government Code 551.)

Chair Schroeder opened the meeting at 5:00 and immediately called an Executive Session with the City Attorney.

- Call to Order
- Pledge of Allegiance – Pitts led the Pledge.
- Comments from the Chair
- Welcome and Meeting Procedures
- Action from Executive Session

- B. Consideration and possible approval of the minutes of the May 15, 2018 meeting. Karen Frost, Recording Secretary

Motion by Marler, second by Fuller to approve the minutes as submitted. Approved 5 – 0.

- C. Public Hearing and possible action on a request for a 10-foot **variance** from the 15-foot minimum side setback requirement of Unified Development Code (UDC) Section 7.02.020 to allow a 5-foot side setback on the property located at: A) **910 W University Avenue** (C. Stubblefield survey); and B) **930 W University Avenue** (C. Stubblefield survey) (VAR-2018-003). Chelsea Irby, Senior Planner

Irby presented the staff report and explained the request and the findings that the board must approve. She explained her recommendation of denial is based on only meeting 6 of the 7 required findings. The applicant has created a self-created need. The applicant already has an approved site plan. The request is a lower standard than approval criteria. See criteria.

Schroeder asks questions of staff regarding the setbacks of a public facility and whether this is a legal non-conforming use that should have been rezoned to PF. He is concerned that this should have been rezoned prior to this time. Kevin Hunter, the applicant explained his request. He had understood that the setbacks adjacent to the PF zoning district were five feet, which is what he based his request on. They have a concern about the development size of this area without the variance. Due to topography, there is limited area of construction for a retail store of a viable size.

Marler asked if staff would be in support of 10 feet and Irby confirmed staff could support this since it is allowed by the code. Hunter explains that they would prefer to have the five foot setback but can work with the ten feet.

Chair Schroeder opened the Public Hearing and with no one coming forth closed it.

Marler moves to grant a five foot variance allowing a setback of ten feet based on findings of fact that the granting of the zoning variance would not substantially conflict with the Comprehensive Plan and the purposes of this Code as the setbacks would not change the current future land use designation or the intent of the land use.

Second by Fuller. Approved 5 – 0.

Adjournment

Motion to adjourn by Marler, second by Fuller at 5:36 p.m.

Josh Schroeder, Chair

Attest, Tim Bargainer, Acting Secretary

City of Georgetown, Texas
Zoning Board of Adjustment
February 19, 2019

SUBJECT:

Public Hearing and possible action on a request for a 10-foot variance from the 25-foot minimum rear setback when adjacent to a residential district requirement of Unified Development Code (UDC) Section 7.02.020, to allow a 15-foot rear setback on the property located at 601 River Bend, bearing the legal description of Lot 4, Block 11, Quail Meadow Unit 3. (VAR-2018-004) Chelsea Irby, Senior Planner

ITEM SUMMARY:

Overview of Applicant's Request:

The applicant is requesting a variance to the rear setback requirements when adjacent to a residential zoning district of the Local Commercial (C-1) zoning district. The subject property is adjacent to a Low Density Multi-Family (MF-1) zoned property to the rear. The C-1 zoning district requires a 25' rear setback when adjacent to a residential zoned property. The applicant is requesting a 10' variance to this requirement, which would reduce the minimum required rear setback to 15'.

Staff's Analysis:

Staff has reviewed the Zoning Variance request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request meets 6 of the 6 required findings established in UDC Section 3.15.030.A for a Zoning Variance as outlined below and in the attached Staff Report.

Public Comments:

As required by the Unified Development Code, all property owners within a 200 foot radius of the subject property that are located within City limits were notified of the variance request (15 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (February 3, 2019) and signs were posted on-site. To date, staff has received zero (0) public comments.

FINANCIAL IMPACT:

None. The applicant has paid all required fees.

SUBMITTED BY:

Chelsea Irby, Senior Planner

ATTACHMENTS:

Description	Type
☐ VAR-2018-007 - ZBA Staff Report	Cover Memo
☐ Attachment 1 - Location Map	Backup Material
☐ Attachment 2 - Conceptual Plan	Backup Material
☐ Attachment 3 - Letter of Intent	Backup Material
☐ Presentation	Presentation



Zoning Board of Adjustment Planning Department Staff Report

Report Date: February 15, 2019
Case No: VAR-2018-004
Project Planner: Chelsea Irby, Senior Planner

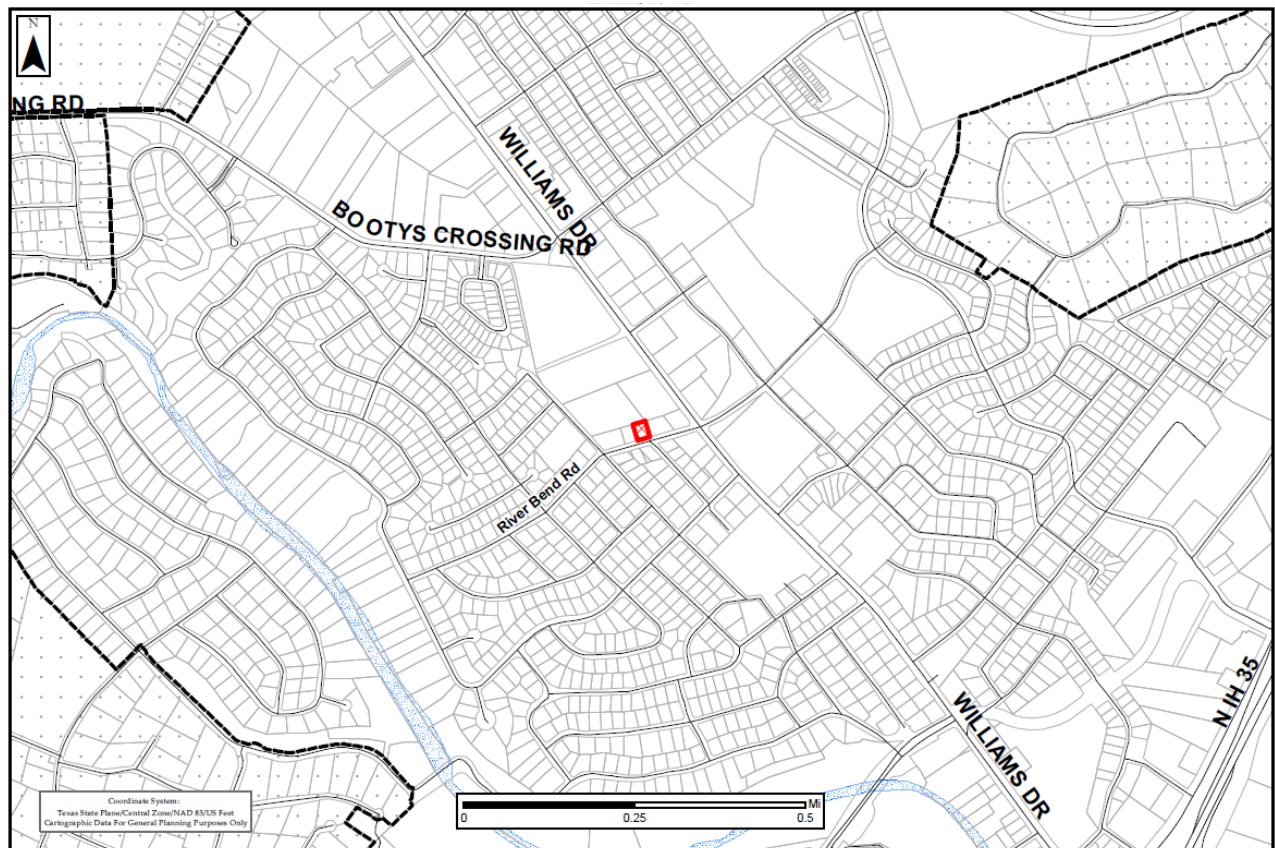
Item Details

Project Name: 601 River Bend
Project Address: 601 River Bend, within City Council district No. 2.
Legal Description: QUAIL MEADOW UNIT 3, BLOCK 11, LOT 4

Applicant: Austin Civil Engineer c/o Michael Martin
Property Owner: Kings River Bend Holding, LLC

Request: The applicant is requesting a variance to the setback requirements of the Local Commercial (C-1) zoning district. Specifically, a 10-foot setback variance from the 25-foot minimum rear setback requirement when adjacent to a residential zoning district, to allow a 15-foot rear setback.

Case History: This is the first public hearing of this request.



Location Map

Planning Department Staff Report

Overview of Applicant's Request

The applicant is requesting a variance to the rear setback requirements when adjacent to a residential zoning district of the Local Commercial (C-1) zoning district. The property is adjacent to a Low-Density Multi-Family (MF-1) zoned property to the rear. The C-1 zoning district requires a 25' side rear setback when adjacent to a residential zoned property. The applicant is requesting a 10' variance to this requirement, which would reduce the minimum required rear setback to 15'. The applicant's letter of intent (*Exhibit 3*) lists their reasons for justification of the variance request. The main points for justification of the variance request include:

- The recent rezoning of the adjacent property imposes standards that limit the commercial development of the site by only allowing a 19' depth of buildable area.
- The reduction in setback would not conflict with the character of the area, the UDC, or the Comprehensive Plan.

Site Information

Location:

The subject property is located approximately 400' from the northwest corner of the intersection of River Bend Drive and Williams Drive.

Future Land Use and Zoning Designations:

The Future Land Use designation is Mixed Use Neighborhood Center and the zoning designation is Local Commercial (C-1).

Surrounding Properties:

The subject property is in an established area just west of Williams Drive. There are commercial uses on either side of the property that are non-conforming to the current UDC, as well as residential property further to the south and west. The property adjacent to the north has a Site Development Plan for a detached multi-family development under review.

The current zoning, Future Land Use designation, and existing uses of the adjacent properties to the north, south, east and west are outlined in the table below:

LOCATION	ZONING DISTRICTS	FUTURE LAND USE	EXISTING USE
North	Low Density Multi-Family (MF-1)	Mixed Use Neighborhood Center	Vacant (Approved Site Plan for Multi-Family)
South	Residential Single-Family (RS)		Residential
East	General Commercial (C-3)		Commercial
West	Local Commercial (C-1)		Commercial



Aerial Map

Approval Criteria

The applicant is requesting a 10' variance to the required 25' setback from a residential zoning district. The standard rear setback for the C-1 zoning district is 0'. When the C-1 district is adjacent to a residential district, the rear setback increases to 25'. This 10' variance would reduce the setback to 15', which is greater than the standard 0' rear setback.

The following are the pertinent sections of the Unified Development Code (UDC) related to this request:

- **Section 7.02.020 – Non-Residential Lot and Dimensional Standards**

Staff has reviewed the variance request and the applicant's stated findings, and has evaluated the request based on the UDC required findings for a variance in accordance with UDC Section 3.15.030, which stated:

Required Findings

The Zoning Board of Adjustment may authorize a variance from the requirements of the zoning provisions of the UDC if the variance from the terms of the zoning provisions is not contrary to the public interest and, due to special conditions, a literal enforcement of the requirements would result in unnecessary hardship, so the spirit of this Code is preserved, and substantial justice done. No variance shall be granted unless the ZBA finds all of the required findings established in UDC Section 3.15.030.A.

Planning Department Staff Report

Staff has reviewed the zoning variance request in accordance with the UDC and other applicable codes. Staff has determined that the proposed request **meets 7 of the 7** required findings established in UDC Section 3.15.030.A for a zoning variance as outlined below.

ZONING VARIANCE CRITERIA	FINDING	COMMENT
<i>Extraordinary Conditions -</i> That there are extraordinary or special conditions affecting the land involved such that strict application of the provisions of this Unified Development Code will deprive the applicant of the reasonable use of their land. For example, a Zoning Variance might be justified because of topographic or other special conditions unique to the property and development involved, while it would not be justified due to inconvenience or financial disadvantage.	<i>Complies</i>	There are unique conditions present because of the size of the lot, and the recent rezoning of the adjacent property to the north to Low Density Multi-Family (MF-1) that imposes additional standards on this property. The subject property is zoned Local Commercial (C-1) and is approximately 13,000 square feet. This lot is one of many smaller commercial lots on River Bend. The other lots are currently developed. Due to its size, the applicability of all development standards (setbacks, landscaping, bufferyards, parking, etc.) restricts the developable area of the lot.
<i>Other Property -</i> That the conditions that create the need for the Zoning Variance do not generally apply to other property in the vicinity.	<i>Complies</i>	The setback requirements triggered by the recent rezoning of the adjacent property do not apply to the other properties in the vicinity because they are already developed. At the time that these small commercial properties were developed, the additional setback requirements did not apply.
<i>Applicant's Actions -</i> That the conditions that create the need for the Zoning Variance are not the result of the applicant's own actions.	<i>Complies</i>	The request for the setback variance stems from the recent rezoning of the adjacent property to Low Density Multi-Family (MF-1) and the size of the lot that was created at the time it was platted. This was not a result of the applicant's own actions.
<i>Comprehensive Plan -</i> That the granting of the Zoning Variance would not substantially conflict with the Comprehensive Plan and the purposes of this Code.	<i>Complies</i>	The variance would not substantially conflict with the Comprehensive Plan. The proposed use is allowed by the zoning district. The 15' rear setback provides an additional 15' from the standard commercial rear

Planning Department Staff Report

ZONING VARIANCE CRITERIA	FINDING	COMMENT
		setback requirement. The 15' rear setback also provides the necessary area for the 15' landscaping buffer required when commercial is adjacent to residential.
<p><i>Utilization -</i> That because of the conditions that create the need for the Zoning Variance, the application of this Code to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.</p>	<i>Complies</i>	The required setback would unreasonable restrict the use of a commercial property. Because the lot is smaller, application of the code would force a building of reasonable commercial size to encroach into required landscaping, bufferyard, parking, and front setback. These elements are very important to a site because they are needed to minimize any adverse impact on the abutting properties and surrounding neighborhood regardless of the property owner or use.
<p><i>Insufficient Findings -</i> The following types of possible findings do not constitute sufficient grounds for granting a Zoning Variance:</p> <ul style="list-style-type: none"> a. That the property cannot be used for its highest and best use. b. That there is a financial or economic hardship. c. That there is a self-created hardship by the property owner or their agent. d. That the development objectives of the property owner are or will be frustrated. 	<i>Complies</i>	There are no insufficient findings. The requested variance is due to the existing conditions of the subject property, and not because of use, financial hardship or personal gain.

In summary, the unique condition that created the need for this variance request was the recent rezoning of the adjacent property to the north that due to the limited size of the property significantly reduces its developable area. The rezoning to multi-family imposed additional setback requirements on adjacent commercial properties. The other adjacent commercial properties were developed at a time when the additional setback standards did not apply, and in compliance of the zoning standards of the

Planning Department Staff Report

time. The application of the new rear setback requirement would still allow a commercial building to be constructed, but the parking, landscaping, and front setback would be encroached upon, thus triggering the need for a variance. These elements are important to any site because they will remain regardless of the current property owner in order to maintain the character of the neighborhood and not adversely impact other property. Granting the variance would still provide a rear setback 15' greater than the standard commercial rear setback. The 15' setback also allows the space necessary for the 15' landscaping buffer required when adjacent to residential zoned property.

Public Comments

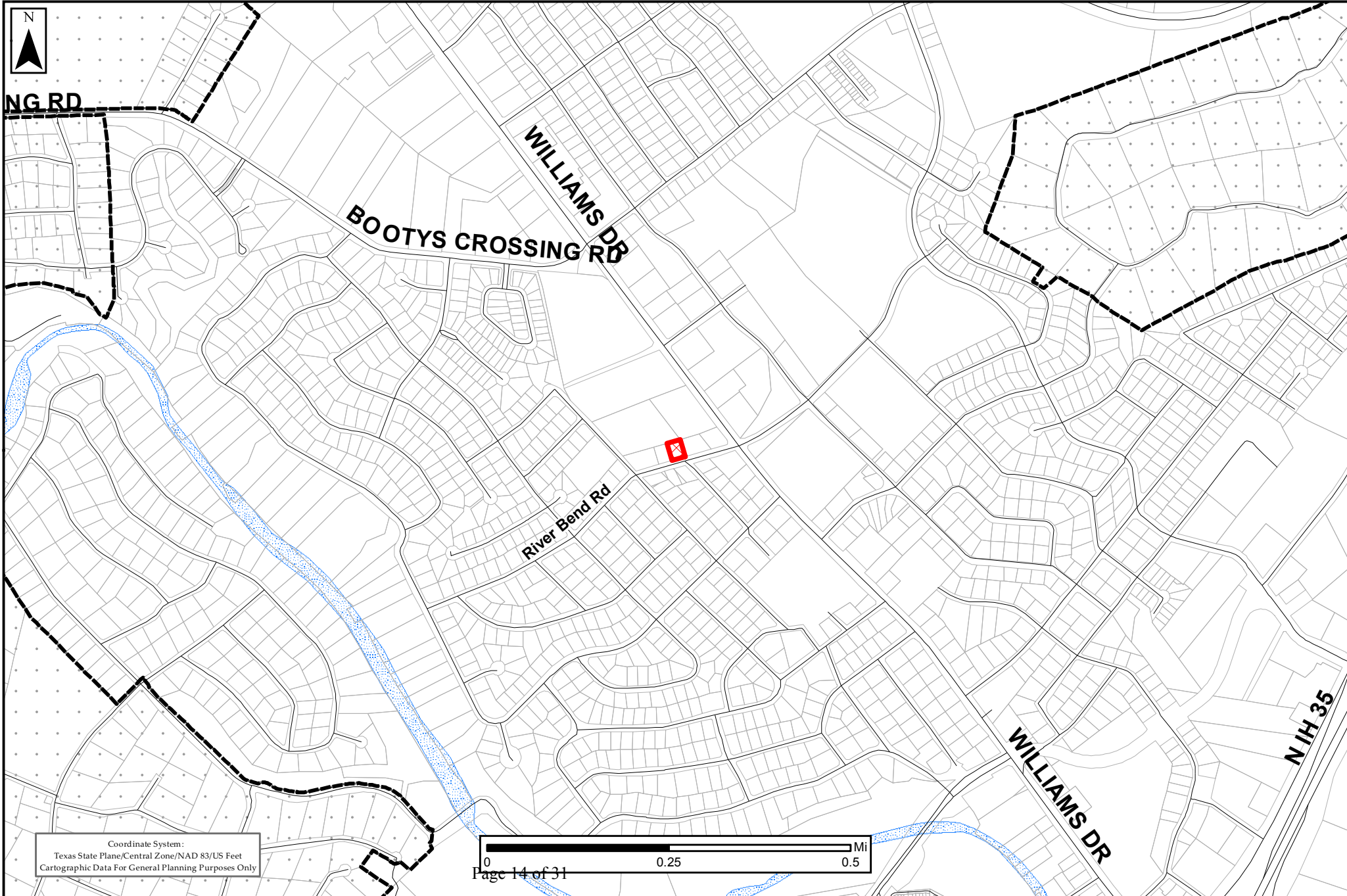
As required by the Unified Development Code, all property owners within a 200 foot radius of the subject property that are located within City limits were notified of the variance request (15 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (February 3, 2019) and signs were posted on-site. To date, staff has received zero (0) public comments.

Attachment(s)

Attachment 1 – Location Map
Attachment 2 – Conceptual Plan
Attachment 3 – Applicant's Letter of Intent

Location Map
VAR-2018-004
Exhibit #1

- Legend
-  Site
 -  Parcels
 -  City Limits
 -  Georgetown ETJ



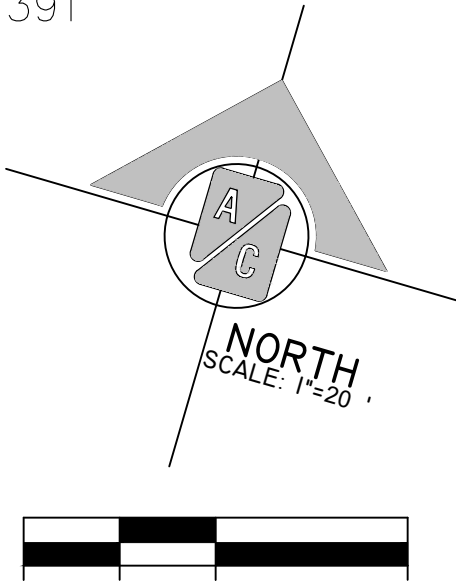


WALDEN ADDITION CAB.
Q, SLIDE 137 P.R.W.C.T

QUAIL MEADOW UNIT 3, BLOCK
A SUBDIVISION RECORDED IN CABINET C
SLIDE 198 OF THE PLAT RECORDS OF
WILLIAMSON COUNTY
CONCEPTUAL
PLAN
PROJECT #
SDP-2018-046

A.F. DAVIS SQUARE
CAB. K, SLIDE 391
P.R.W.C.T.

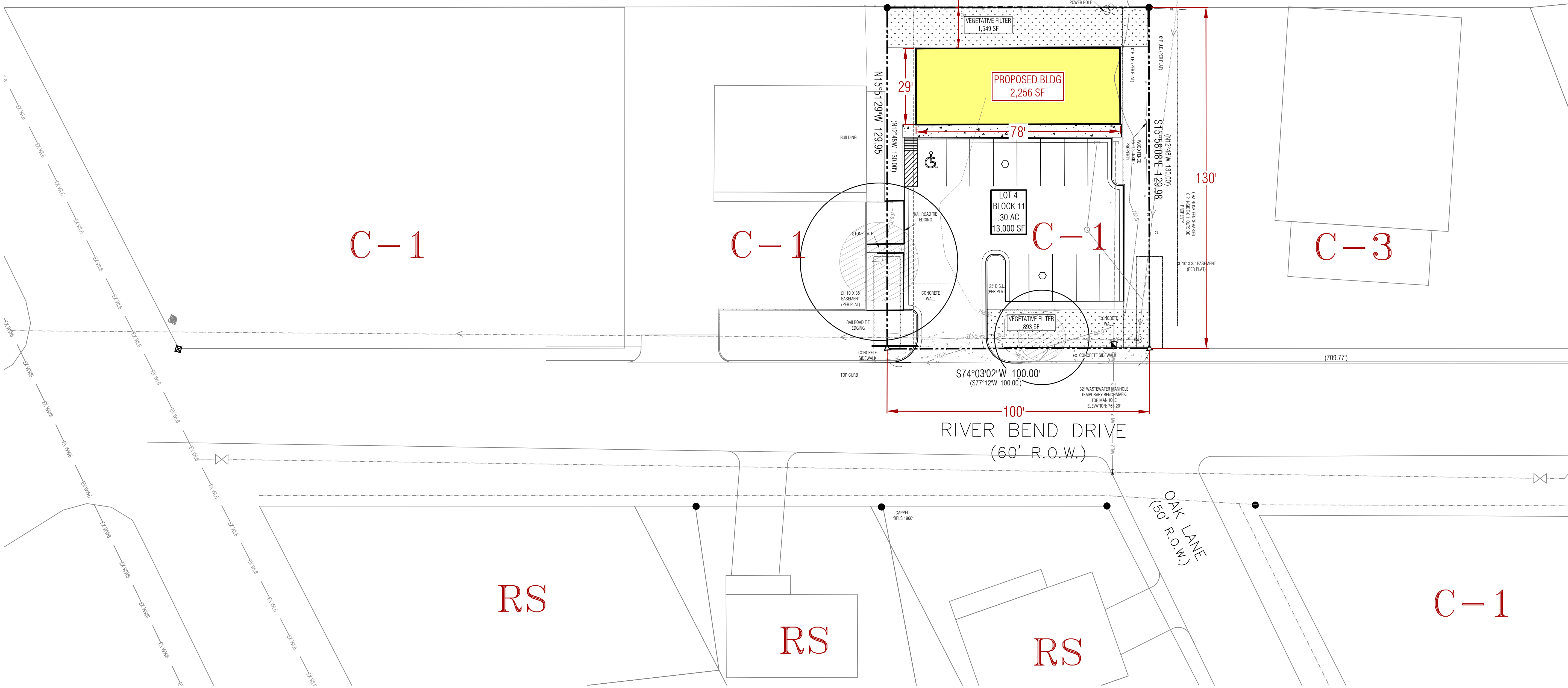
TRACT "A"



MF-1

10' VARIANCE
REQUESTED TO
REDUCE REAR
SETBACK TO 15'

C-1



**AUSTIN CIVIL
ENGINEERING, INC.**
TEPE FIRM # F-001018
9501 B MANCHACA RD, SUITE 220
AUSTIN, TX 78748
PH: (512) 306-0018



KING'S COMMERCIAL RENTAL PROPERTY
601 RIVER BEND DRIVE
GEORGETOWN, TEXAS 78628

REV.	DATE	DESCRIPTION	APPROVED BY

JOB: 18-006 DATE: 10/24/18
CAD: DAYL CHK'D BY:
ENGINEER: HS CHK'D BY:
SCALE:

CONCEPTUAL
PLAN

SITE CIVIL PLAN
1
of 1

SDP-2018-046



December 17, 2018

Mrs. Sofia Nelson, Planning Director
City of Georgetown
Planning and Development
406 W 8th St.
Georgetown, TX 78626

RE: SDP-2018-046 | King's Commercial Rental Property
601 River Bend, Georgetown, Texas 78628
Quail Meadow Unit 3, Block 11, Lot 4, Recorded in Cabinet C Slide 198
Sec. 3.15.020. - Zoning Variance and Special Exception Process

Dear Mrs. Sofia Nelson,

As representatives of the owner of the Property, we respectfully submit the enclosed request for a Zoning Variance for the (SDP-2018-046) King's Commercial Rental Property site plan application.

The site plan encompasses the entire 0.30 acres (13,000 SF) of the property. The subdivision was recorded as Quail Meadow Unit 3, Block 11, Lot 4, Recorded in Cabinet C Slide 198 in Williamson County Plat Records.

The development is a single-phase commercial project zoned as C-1 (Local Commercial). The purpose of the Zoning Variance request is a 10' variance to the requirement of a 25' rear setback when adjacent to residential zoning (ie a reduction in the setback from 25' to 15'). The setback reduction will allow the development of a small 2,256 SF office with 13 parking spaces to suit the project.

The setback reduction requires authorization by the Zoning Board of Adjustments, and therefore a signed Authorization for Submittal for this project from Chelsea Irby, Senior Planner, is enclosed.

We request that the Zoning Board of Adjustment authorize a Zoning Variance from the requirements of the zoning provisions of the Unified Development Code provision based on the following:

Extraordinary Conditions.

The intent of the development is a small office with (2) tenants as the properties surrounding the land are also small office developments. In order to provide sufficient parking for both tenants, (13) parking spaces are proposed in a double loaded parking configuration (see concept plan accompanying this letter).

Due to the recent rezoning of the property immediately to the north of the site from C-1 (Local Commercial) to MF-1 (Low-Density Multifamily), the required rear setback for this site was increased from 0' to 25' under section 7.02.020 of the UDC (Non-Residential Lot and Dimensional Standards). We are requesting a Zoning Variance to be justified because the rear setback imposed by the rezoning greatly reduces the buildable area on our site. By the time the 50' of setbacks are applied (25' in both the front and rear); only 80' of buildable depth is left on the .30 acre site. Once the minimum 56' depth for the double loaded parking and a 5' sidewalk are accounted for, only 19' of depth remains for a potential building..





No Substantial Detriment.

Granting a Zoning Variance to allow a reduction of the setback to 15' feet will not be detrimental to the public health, safety or welfare or injurious to other property in the area or to the City in administering this Code.

Other Property.

The 25' ft rear setback requirement is due to the recent rezoning of the 3.2-acre property north of the site. That property was rezoned from C-1 (Local Commercial) to MF-1 (Low-Density Multifamily). The zoning of the King Commercial Rental property predates the rezoning of the neighboring lot to the rear.

The request for this zoning variance is in accordance with the existing character of the adjacent properties. There are three other developments along this particular block of River Bend that are similar in size, use and parking.

Applicant's Actions.

The conditions that create the need for the Zoning Variance are not the result of the applicant's own actions.

Comprehensive Plan.

The granting of the Zoning Variance would not substantially conflict with the Comprehensive Plan and the purposes of this Code.

Utilization.

Due to the rezoning of the property to the rear of the site to MF-1 (residential), the required rear setback was increased from 0' to 25', greatly reducing the buildable depth on this shallow .30 acre site. The increased setback reduces the possible building footprint by 2,000 SF (ie from 3,520 SF to 1,520 SF), severely restricting potential utilization of the site.

The conditions that create the need for the Zoning Variance were not caused by the applicant and the strict application of this Code to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.

Limitations.

The Zoning Variance is not a result of any limitations outlined in Sec. 3.15.030. - Criteria for Zoning Variance Review.

Sincerely,

Michael Martin
Austin Civil Engineering, Inc.



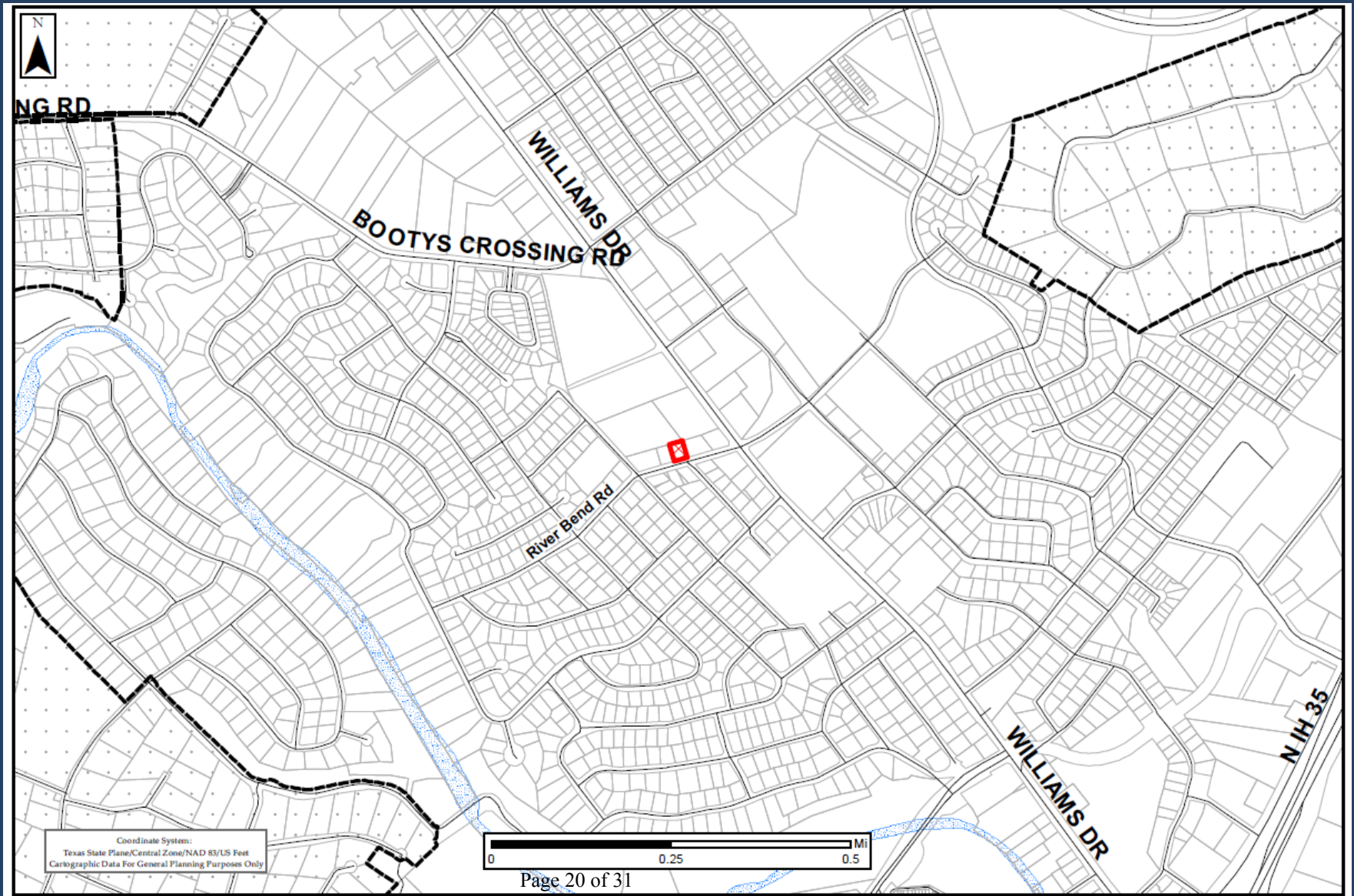
601 River Bend VAR-2018-004

Zoning Board of Adjustments
February 19, 2019

Item Under Consideration

- **Variance Request – VAR-2018-004:**
 - A request for a 10-foot variance from the 25-foot minimum side setback requirement of Unified Development Code (UDC) Section 7.02.020 to allow a 15-foot side setback on the property located at 601 River Bend

Location Map



Aerial



QUAIL MEADOW UNIT 3, BLOCK

A SUBDIVISION RECORDED IN CABINET C
SLIDE 198 OF THE PLAT RECORDS OF

WILLIAMSON COUNTY

CONCEPTUAL

PLAN

PROJECT #

SDP-2018-046

ITION CAB.
P.R.W.C.T

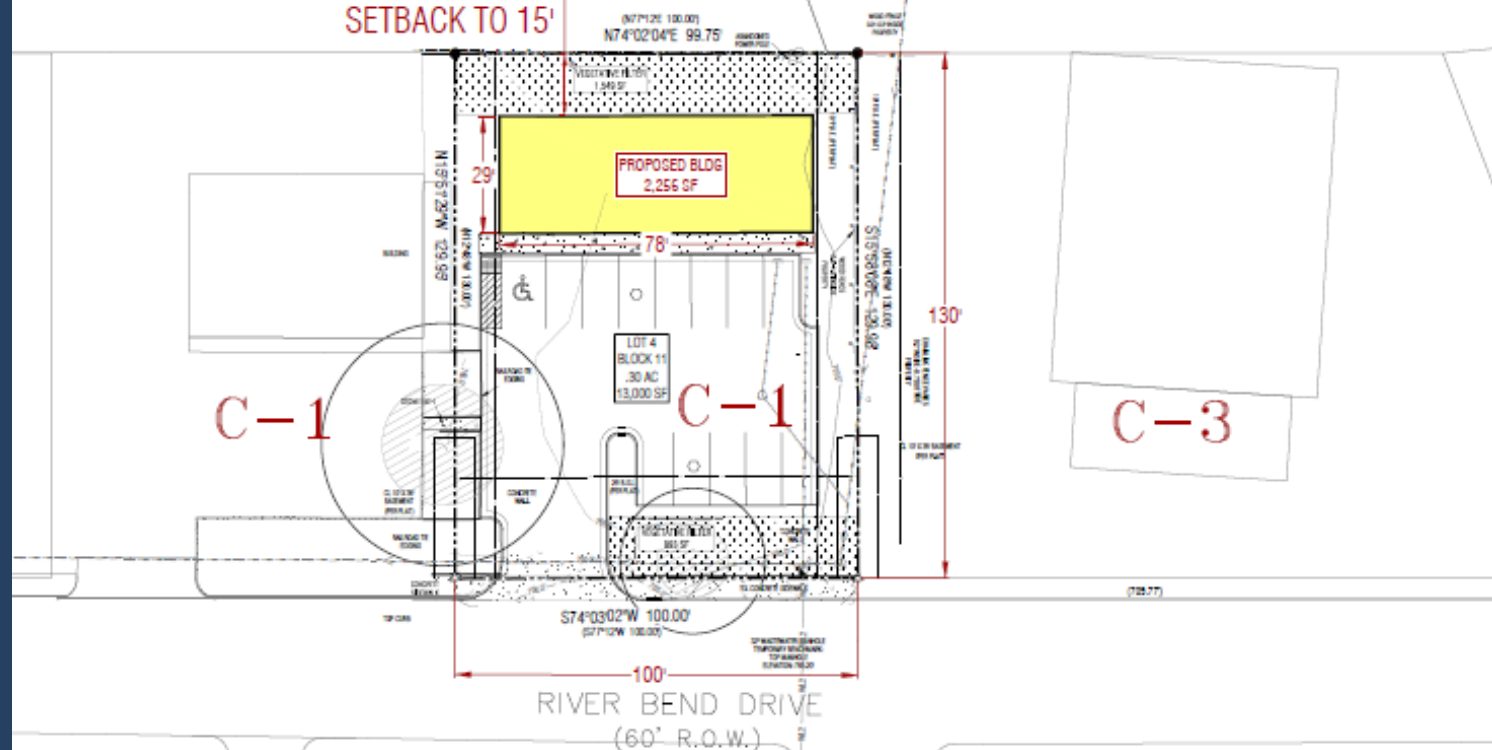
TRACT "A"



MF-1

10' VARIANCE
REQUESTED TO
REDUCE REAR
SETBACK TO 15'

C-1



Zoning Variance

- The Zoning Board of Adjustment may authorize a Zoning Variance from the requirements of the zoning provisions of this Unified Development Code if the Variance from the terms of the zoning provisions is not contrary to the public interest and, due to special conditions, a literal enforcement of the requirements would result in unnecessary hardship, so the *spirit of this Code is preserved, and substantial justice done*.

Approval Criteria

UDC Section 3.15.010: No Zoning Variance shall be granted unless the ZBA finds all of the following criteria are met:

1. Extraordinary Conditions.

That there are extraordinary or special conditions affecting the land involved such that strict application of the provisions of this Unified Development Code will deprive the applicant of the reasonable use of their land. For example, a Zoning Variance might be justified because of topographic or other special conditions unique to the property and development involved, while it would not be justified due to inconvenience or financial disadvantage.

Approval Criteria

2. No Substantial Detriment.

That the granting of the Zoning Variance will not be detrimental to the public health, safety or welfare or injurious to other property in the area or to the City in administering this Code.

Approval Criteria

3. Other Property.

That the conditions that create the need for the Zoning Variance do not generally apply to other property in the vicinity.

4. Applicant's Actions.

That the conditions that create the need for the Zoning Variance are not the result of the applicant's own actions.

5. Comprehensive Plan.

That the granting of the Zoning Variance would not substantially conflict with the Comprehensive Plan and the purposes of this Code.

Approval Criteria

6. Utilization.

That because of the conditions that create the need for the Zoning Variance, the application of this Code to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.

Approval Criteria

7. Insufficient Findings.

The following types of possible findings do not constitute sufficient grounds for granting a Zoning Variance:

- a) That the property cannot be used for its highest and best use.
- b) That there is a financial or economic hardship.
- c) That there is a self-created hardship by the property owner or their agent.
- d) That the development objectives of the property owner are or will be frustrated.

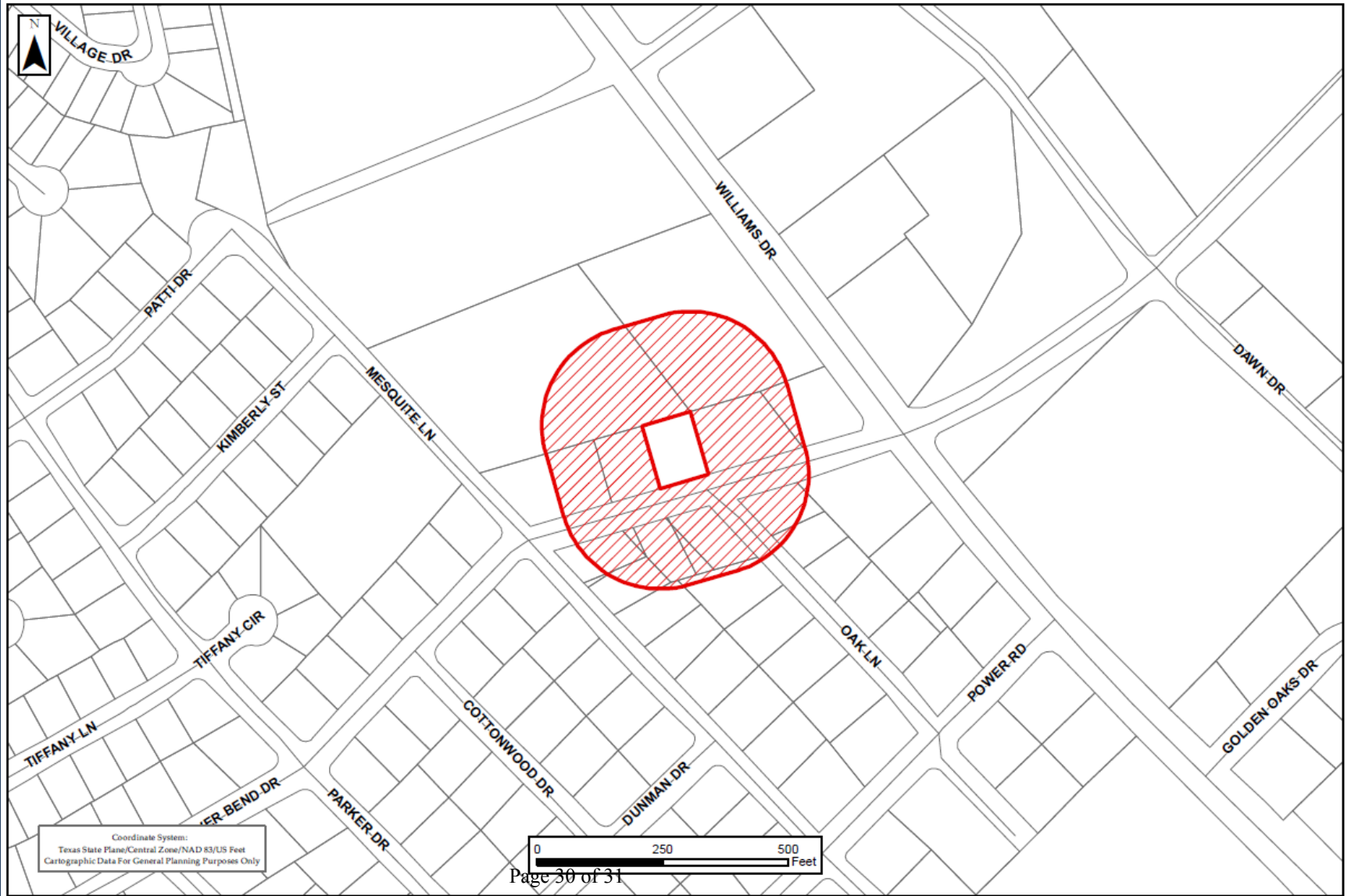
Staff Analysis:

Criteria For Variance	Complies	Does not Comply	Partially Complies
1. Extraordinary Conditions	X		
2. No Substantial Detriment	X		
3. Other Property	X		
4. Applicant's Actions	X		
5. Comprehensive Plan	X		
6. Utilization	X		
7. Insufficient Findings	X		

Main Findings:

- Granting the variance would allow important site elements to be installed (parking, sidewalks, landscaping, etc.)
- Granting the variance would maintain character of the area

Public Notifications



Summary

- Public Hearing and possible action on a request for a 10-foot variance from the 25-foot minimum side setback requirement of Unified Development Code (UDC) Section 7.02.020 to allow a 15-foot side setback on the property located at 601 River Bend
- A supermajority vote is required to grant variance.
- When making a motion, the Board must make a finding of the criteria.