

Variance request to Section BMC Section 16.12.080.C for Tentative Tract 38879:

The applicant requests a variance to BMC Section 16.12.080.C, which requires lots less than 18,000 square feet in size have a depth limit of 2.5 times the width. All lots within Tentative Tract 38879 are less than 18,000 square feet. The exceedance is approximately 16 percent.

The justification for the variance is two-fold. First, the depth of the property itself does not lend itself to a development layout other than what is proposed with access onto Pennsylvania Avenue. Increasing lot widths and decreasing the lot count would render the project infeasible financially and would not be consistent with the lot sizes surrounding the property.

Second, there is a City of Beaumont sewer that traverses the back of the property which limits the back yard use of the lots. The extra depth provides more usable back yard area for the future residents.