



## Legislation Details (With Text)

**File #:** AR NV 22-00237      **Version:** 1      **Name:** 739 & 741 East High Street

**Type:** Planning Case      **Status:** Passed

**File created:** 5/3/2022      **In control:** City Planning Commission

**On agenda:** 5/19/2022      **Final action:** 5/19/2022

**Title:** A nonuse variance to City Code 7.3.104.A. allowing a 5,000 square foot lot for an existing duplex where 7,000 square feet is required in the R-2 (Two-Family Residential) zone district located at 739 & 741 East High Street.  
(Quasi-Judicial)

**Presenter:**  
Matthew Alcuran, Planner II, Planning and Community Development

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 7.5.802.B Nonuse Variance Criteria, 2. 7.5.802.E GuidelinesforReview\_NonuseVariance, 3. 7.3.104 A-R-SU-TND Development Standards

Date	Ver.	Action By	Action	Result
5/19/2022	1	City Planning Commission	approved	Pass

A nonuse variance to City Code 7.3.104.A. allowing a 5,000 square foot lot for an existing duplex where 7,000 square feet is required in the R-2 (Two-Family Residential) zone district located at 739 & 741 East High Street.  
(Quasi-Judicial)

**Presenter:**  
Matthew Alcuran, Planner II, Planning and Community Development

**Proposed Motions:**

Approve the nonuse variance to City Code Section 7.3.104.A to allow a 5,000 square foot lot for an existing duplex where 7,000 square feet is required in the R-2 (Two-Family Residential) zone district, based upon the findings the request meets the review criteria for granting a nonuse variance as set forth in City Code Section 7.5.802(B).