

Narrative
3428 Mooney Drive
Variance

January 2, 2026

Existing Site Description

The property is 0.34 acres located on the western side of Mooney Drive. The site is currently zoned AR-1 and has a mobile home that has been there since the 1970's.

Proposed Development

The applicant wishes to remove the existing 12'x56' single wide mobile home and replace it with a brand new 16' x 72' single wide mobile home.

Building Setbacks

Front: Setback 40-feet

Rear: Setback 25 feet.

Side: Setback 15 feet

Variance

The lot is so small that the setbacks overlap and do not leave enough buildable area to locate a structure. This proposal is to allow a new mobile home be placed on the lot, but the new single wide mobile home is larger than the existing mobile home.

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Statement of Hardship

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship).

Due to the configuration of the lot, the setbacks overlap, so there is not any buildable area without a variance from the setbacks. This is extraordinary condition for a new mobile home as there is an existing mobile home that has been on the property for years, and all this request is to replace it with a brand new mobile home.

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.

There is not any useable area without a variance from the setbacks.

3. Such conditions are peculiar to the particular piece of property involved and not common to other properties in the neighborhood. That is, the application of the regulation would deprive the applicant of the rights commonly enjoyed by others in the neighborhood.

The triangular shape of this lot is unusual to the neighborhood.

4. Such conditions are not the result of any actions of the property owner.

This lot with a mobile home has been there since 1970. This is prior to the current setback regulations.

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.

The granting of this variance will substantially upgrade the area. Therefore, granting the requested variances would not cause detriment to the public good or impair the purposes or intent of this resolution.