



Legislation Details (With Text)

File #: 20-3876 **Version:** 2 **Name:** ZBA#20-012: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 1,000 square feet and a height of approximately 14 feet 6 inches at 607 W. Broad St.; Steven Cowser, a

Type: Zoning Board Request **Status:** Passed

File created: 11/12/2020 **In control:** Zoning Board of Adjustments

On agenda: 1/6/2021 **Final action:** 1/6/2021

Title: ZBA#20-012: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 1,000 square feet and a height of approximately 14 feet 6 inches at 607 W. Broad St.; Steven Cowser, applicant; Noel Rendon, property owner (Tabled from the December 2, 2020, meeting)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Maps and Supporting Information.pdf, 2. Site Plan and Exhibits.pdf, 3. Provisions of Section 6300.E.6.pdf

Date	Ver.	Action By	Action	Result
1/6/2021	2	Zoning Board of Adjustments	Approved	Pass
12/2/2020	1	Zoning Board of Adjustments	Approved	Pass

ZBA#20-012: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 1,000 square feet and a height of approximately 14 feet 6 inches at 607 W. Broad St.; Steven Cowser, applicant; Noel Rendon, property owner (Tabled from the December 2, 2020, meeting)

This case was tabled at the Board's December 2, 2020, meeting to allow the applicant to make changes to the request. The applicant is now requesting a Special Exception to allow an accessory building to be used for parking a boat and as storage for lawn equipment and household items. The new structure will be approximately 1,000 square feet and approximately 14 feet 6 inches in height.

The Board may grant a Special Exception under Section 6300.E.6 if the following criteria are met:

1. The building must be located on a lot of 12,000 square feet in size or larger. The property is approximately 32,126 square feet (0.737 acres) according to the plat.
2. The applicant is requesting an exception for the building area. The proposed building will exceed 2% of the square footage of the lot for accessory structures. The Board may approve an increase in building area up to 4% of the square footage of the property. The applicant is requesting a new building with an area of approximately 1,000 square feet, or 3.11% of the property area.
3. The applicant is requesting an exception to the building height. The maximum height allowed

for an accessory building is 12 feet. The Board may grant a Special Exception to allow accessory buildings up to 24 feet in height for properties one-half to two acres in size. The applicant is requesting a height of approximately 14 feet 6 inches.

4. The applicant is not requesting a reduction to the setback requirements for the proposed building.
5. The Board must find that there will be no negative impact to abutting properties.

Please note that the accessory building regulations are intended to restrict tall or large accessory buildings from being located too close to property lines. To this end, the Board may establish conditions with respect to the maximum area, height and setbacks of the accessory building. If approved, the accessory building may not be used for business purposes.

Attachments

Maps and supporting information
Site plan and exhibits
Provisions of Section 6300.E.6