



Legislation Details (With Text)

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| File #: | 23-5325 | Version: | 1 | Name: | ZBA#23-003: Request for Special Exceptions under Section 155.082(E)(6) of the Code of Ordinances to allow an accessory building with an area of approximately 1,760 square feet and a height of approximately 18 feet on property located at 841 Seeton Road; D |
| Type: | Zoning Board Request | Status: | | | Passed |
| File created: | 4/21/2023 | In control: | | | Zoning Board of Adjustments |
| On agenda: | 5/3/2023 | Final action: | | | 5/3/2023 |
| Title: | ZBA#23-003: Request for Special Exceptions under Section 155.082(E)(6) of the Code of Ordinances to allow an accessory building with an area of approximately 1,760 square feet and a height of approximately 18 feet on property located at 841 Seeton Road; Dave Homet, owner | | | | |

Sponsors:

Indexes:

Code sections:

Attachments: 1. Maps and Supporting Information, 2. Site Plan and Exhibits, 3. Section 155.082(E)(6)

| Date | Ver. | Action By | Action | Result |
|----------|------|-----------------------------|----------|--------|
| 5/3/2023 | 1 | Zoning Board of Adjustments | Approved | Pass |

ZBA#23-003: Request for Special Exceptions under Section 155.082(E)(6) of the Code of Ordinances to allow an accessory building with an area of approximately 1,760 square feet and a height of approximately 18 feet on property located at 841 Seeton Road; Dave Homet, owner

The applicant is requesting a Special Exception to allow an accessory building to be used to for his motorhome. The new structure will be approximately 1,760 square feet with a height of 18 feet. There is an existing shed of approximately 200 square feet which will remain on the property.

The Board may grant a Special Exception under Section 155.082(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 92,390 square feet (2.121 acres) according to the plat.
2. The applicant is requesting an exception for the building area. The proposed building and the existing shed 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 new building and existing shed will have an area of approximately 1,960 square feet, or 2.12% 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 an increase in height up to 35 feet for properties of two or more acres in size. The applicant is requesting a height of approximately 18 feet.

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 dwelling or business purposes.

Maps and supporting information
Site plan and exhibits
Provisions of Section 155.082(E)(6)