



Legislation Text

File #: 20-3657, **Version:** 1

ZBA#20-005: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 625 square feet at 737 Seeton Rd.; Larry Bouie, property owner/applicant

The applicant is requesting a Special Exception to allow a new carport to be attached to an existing detached garage. The garage has an area of 600 square feet. The new carport will add 660 square feet to the structure, for a total area of 1,260 square feet. There are two other sheds on the property with an area of 112 square feet.

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 64,904 square feet (1.49 acres).
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. Together with the two sheds, the proposed carport/garage will have a total area of approximately 1,372 square feet, or 2.11% of the property area.
3. The applicant is not requesting an exception for the building height. The applicant states in his letter that the proposed building will comply with the maximum 12-foot height limitation.
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