



## Legislation Text

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**File #:** 20-3709, **Version:** 1

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ZBA#20-007: Request for Special Exceptions to allow an accessory building with an area of approximately 441 square feet and height of approximately 16 feet and a second accessory building with an area of approximately 225 square feet and height of approximately 15 feet at 3308 Abbey Road; Steve and Trisha Solby, property owners

The applicant is requesting Special Exceptions to allow two detached patio covers, one with an area of approximately 225 square feet and a height of approximately 15 feet and the other an area of approximately 441 square feet and a height of approximately 16 feet. There is an existing detached patio cover that will need to be removed where the smaller of the two proposed structures will be constructed. The property is zoned PR.

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 27,670 square feet according to the plat.
2. The applicant requesting an exception for the total building area. The Board may approve an increase in building area up to 4% of the square footage of the property. The applicant is requesting two patio covers with a total area of approximately 666 square feet, or 2.41% of the property area.
3. The applicant is requesting exceptions for the building height. The maximum height allowed for a 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 structures with heights of approximately 15 feet and 16 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 business purposes.

### **Attachments:**

Maps and supporting information

Site plan and exhibits

Provisions of Section 6300.E.6

