



Legislation Text

File #: 20-3792, **Version:** 1

ZBA#20-008: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 1,503 square feet and a height of approximately 22 feet at 898 Newt Patterson Rd.; Sheri Bumgardner, applicant; Laurie McGee, owner

The applicant is replacing an existing barn on the property with a new barn with an area of approximately 1,503 square feet and a height of approximately 22 feet. The applicant is requesting a Special Exception for the height of the barn.

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. According to the plat, the lot is approximately 344,752 square feet (7.914 acres).
2. The applicant is not requesting an exception for the building area. The 1,503 square feet is within the allowable 2% for this lot.
3. The applicant is requesting an exception for 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 structure with a height of approximately 22 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