



Legislation Text

File #: 20-3793, **Version:** 1

ZBA#20-009: 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 19 feet at 611 W. Broad St.; Justin Zuckerbrow, property owner/applicant

The applicant is requesting a Special Exception to allow a detached garage to park a motorhome. The new structure will be approximately 1,000 square feet and will be approximately 19 feet in height. This lot is currently vacant and is zoned SF-7.5/12. The applicant will be applying for a building permit to construct a new single family residence on the lot in the next few weeks.

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 37,627 square feet (0.864 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 building with an area of approximately 1,000 square feet, or 2.65% 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 19 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