



Legislation Text

File #: 20-3845, **Version:** 1

ZBA#20-010: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 1,200 square feet and a height of approximately 16 feet at 2210 N. Main St.; Adil Sumdani, property owner/applicant

The applicant is requesting a Special Exception to allow an accessory building to park an RV, boat, motorcycle, and to use as storage for household items. The new structure will be approximately 1,200 square feet and approximately 16 feet in height. There are two existing storage buildings that will remain on the property.

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 33,374 square feet (0.812 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 new building with an area of approximately 1,200 square feet plus the two existing buildings (approx. 209 sq.ft) with a total combined square footage of approximately 1,409 square feet, or 3.59% 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 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

