



## Legislation Text

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**File #:** 20-3878, **Version:** 1

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ZBA#20-013: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 320 square feet and a height of approximately 16 feet 6 inches at 10 Woodland Dr; Mike Farley, applicant; Mr. and Mrs. Bradford, owners

The applicant is requesting a Special Exception to allow a detached cabana and outdoor kitchen. The new structure will be approximately 320 square feet and approximately 16 feet 6 inches in height. There is an existing gazebo in front of the house 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 250,470 square feet (5.75 acres) according to the plat.
2. The applicant is not requesting an exception for the building area. The proposed building and the existing building combined will not exceed 2% of the square footage of the lot for accessory structures.
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 6 inches.
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