



Legislation Text

File #: 21-4152, **Version:** 1

ZBA#21-007: Request for Special Exceptions under Sec 155.082(E)(6) of the Code of Ordinances to allow an accessory building with an area of approximately 2,280 square feet and a height of approximately 18 feet at 1563 Matlock Rd; Janice Lilly, applicant; Danny Green, property owner

The applicant is requesting a Special Exception to allow an accessory building to be used for parking a RV, boat and additional storage items. The new structure will be approximately 2,280 square feet and approximately 18 feet in height. There are two existing detached buildings, a 165 square foot pump house and a 1,311 square foot garage on the property.

The Board may grant a Special Exception under Section 155.082(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 115,434 square feet (2.65 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 2,280 square feet; plus the two existing detached structures of 165 square feet and 1,311 square feet, for a total of 3,756 square feet or 3.25% 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 18 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 155.082(E)(6)