



Legislation Text

File #: 21-4329, **Version:** 1

ZBA#21-009: Request for Special Exceptions under Section 155.082(E)(6) of the Zoning Ordinance to allow an accessory building with an area of approximately 3,000 square feet, a height of approximately 22 feet and to allow a reduction in the side setback to approximately 8.5 feet at 2024 Newt Patterson Rd.; Chris and Jackie Horan, property owner/applicant

The applicant is requesting a Special Exception to allow an accessory building to be used to store lawn equipment, personal storage, and a RV. The new structure will be approximately 3,000 square feet, approximately 22 feet in height and will be located approximately 8.5 feet from the side property line. A new home is being constructed on the property and the existing accessory buildings have been removed.

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 91,040 square feet (1.93 acres) according to the plat.
2. The applicant is requesting an exception for the building area. The proposed building will not exceed 4% 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 22 feet.
4. The applicant is requesting a reduction to the setback requirements for the proposed building. The minimum side setback for an accessory building with a height of 12 feet or more is 9 feet from the side property line. The applicant proposes to locate the new building approximately 8.5 feet from the side property line.
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)

