



Legislation Text

File #: 22-4692, **Version:** 1

ZBA#22-005: Request for Special Exceptions under Section 155.082(E)(6) of the Code of Ordinances to allow an accessory building with an area of approximately 1,440 square feet and a height of approximately 20 feet located at 233 Creekwood Dr.; John Banta, owner.

The applicant is requesting a Special Exception to allow an accessory building with an area of approximately 1,440 square feet and a height of approximately 20 feet. The building will be used for , personal storage, to store a camper and workspace for personal vehicles. There is an existing pool house of 816 square feet and a shed of 100 square feet which will remain, for a total combined square footage of 2,356 square feet or approximately 1.59% of 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 147,886 square feet (3.395 acres) according to the plat.
2. The applicant is not requesting an exception for the building area. The proposed building 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 an increase in height up to 35 feet for properties of two or more acres in size. The applicant is requesting a height of approximately 20 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 dwelling or business purposes.

Attachments

Maps and supporting information

Site plan and exhibits

Provisions of Section 155.082(E) (6)