



Legislation Text

File #: 23-5393, **Version:** 1

ZBA#23-004: 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 680 square feet and a height of approximately 22.5 feet on property located at 830 Columbia Court; Linsey VanDyke, owner

The applicant is requesting a Special Exception to allow an accessory building to be used for a new garage and pool cabana. The new structure will be approximately 680 square feet with a height of 22.5 feet.

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 75,008 square feet (1.722 acres) according to the plat.
2. The applicant is not requesting an exception for the building area. The size of the new garage and pool cabana is less than 2% of the total square footage 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 an increase in height up to 24 feet for properties of one-half acre to two acres in size. The applicant is requesting a height of approximately 22.5 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.

Maps and supporting information
Site plan and exhibits
Provisions of Section 155.082(E)(6)