

Board of Zoning Appeals

May 16, 2018

7:00 PM

1825 WOOD ST.

- The owner built a garage with overall wall height of 10 foot 6 inches.
- Municipal code 115-390 (1)(d)(1) states that the overall maximum vertical distance of a detached residential accessory building shall not exceed 17 feet and the overall wall height shall not exceed ten feet.
- A variance of 6 inches to the 10 foot maximum wall height would have to be granted for this building to remain as constructed.

1825 WOOD ST.

DETACHED GARAGE OR SHED SECTION PLAN

17'-0" MAXIMUM OVERALL HEIGHT ABOVE LOWEST FLOOR
MINIMUM ROOF SLOPE IS 5:12
ENGINEERED ROOF TRUSS
1/2" GLUE LAMINATE
2X6 SHINGLES
1X6 ROOF LINE FILL

10' MINIMUM WALL HEIGHT
10' wall height

1/2" RELAYED
8'x8' STUCCO
2x6 ON CENTER

TREATED SOFT PLATE
MASONRY CURB
CONCRETE SLAB

4" slab w/ thickened edge

DETACHED GARAGE Scale: $\frac{1}{2}" = 1'-0"$

OWNER NAME
ADDRESS

1825 WOOD ST.



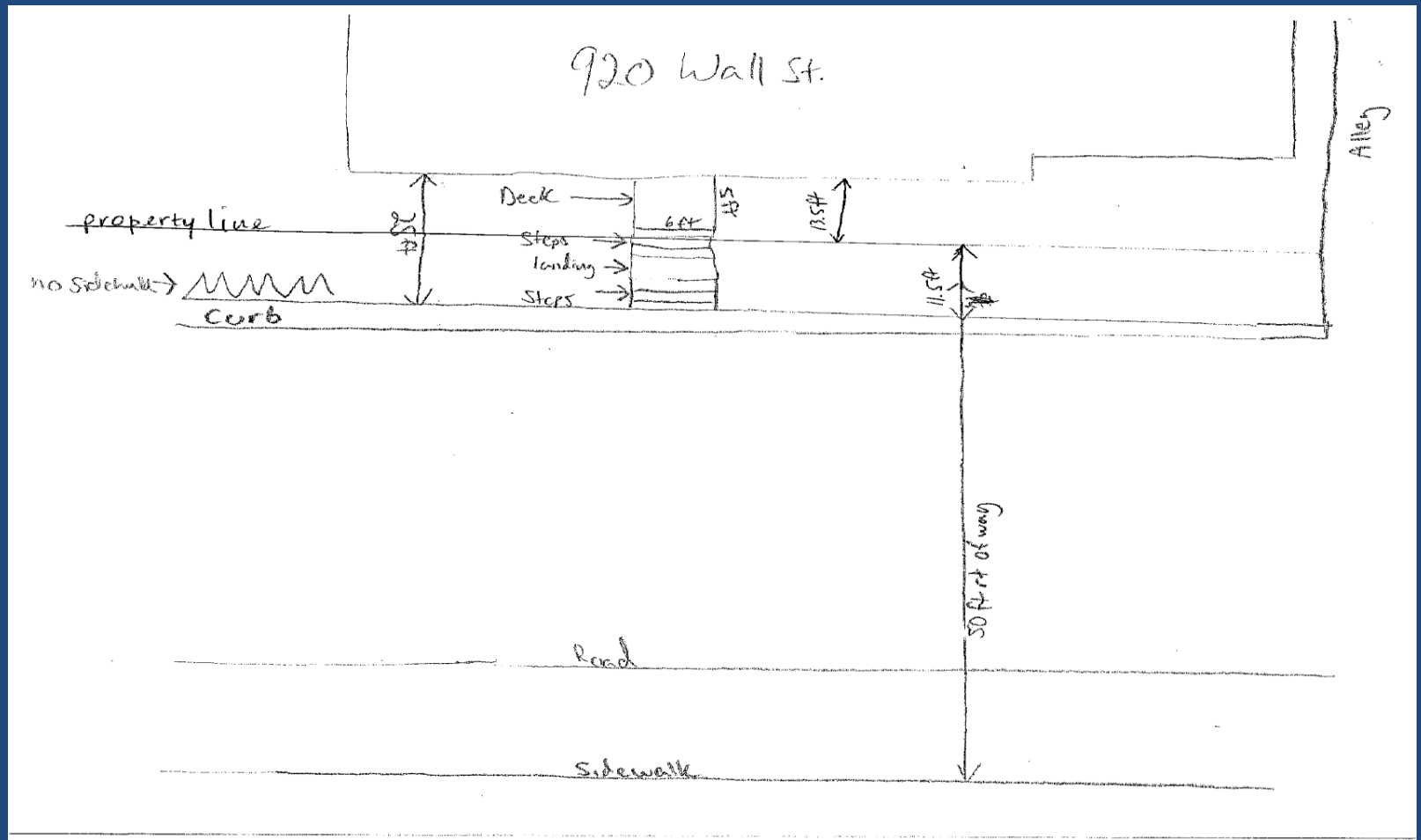
1825 WOOD St.



920 WALL ST.

- The owner has applied for a permit to build an attached entry deck and stairs on the front of his house.
- Municipal Code 115-143 (c) states that any existing nonconforming primary structure that does not meet current front, rear, or side yard setbacks, may be permitted to construct, on the existing building or structure footprint (foundation line), building alterations or remodeling so long as the newly constructed area does not extend further into the setbacks than the existing building or structure footprint.
- Based on this section the setback requirement for this property currently is 13'6".
- A variance of 5 feet to the required 13.5 foot set back to the front property would be required for this project to proceed as proposed

920 WALL ST.



920 WALL ST.



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