

Board of Zoning Appeals

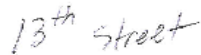
April 19, 2017

7:00 pm

1248 Redfield St.

- The owner is proposing to replace a detached accessory building with a larger detached accessory building.
- Municipal code section 115-149 Local Business (c)(1)(b) states where a lot abuts upon the side of a lot in the Residence District or Multiple Dwelling District, there shall be a side yard of not less than six feet in width.
- Municipal code section 115-149 Local Business (c)(2) states on every lot in the Local Business District, there shall be a rear yard having a depth of not less than 20 feet.
- The owner proposes a detached accessory building of 1140 square feet with a side yard setback of 3 feet and a rear yard setback of 4 feet.
- For this project to proceed as proposed the board would have to grant 2 variances 1) A variance of 3 feet for the side yard setback. 2) A variance of 16 feet for the rear yard setback.

BUBBA'S MEATS PROPOSED GARAGE
1248 REDFIELD ST.



1248 Redfield St.



1229 Caledonia St.

- The owner has applied for a permit to install 3 wall signs, all of which are located on walls which do not face the street or principle off-street parking.
- Municipal code 111-94 states that wall signs may be placed on no more than 2 walls facing a public street or the principle off-street parking.
- For this project to proceed as proposed, the board will have to grant a variance to allow wall signs on walls not facing a public street or principle off-street parking.

1229 Caledonia St.

This rendition is only for sizing purposes— Less than 25% of this wall. The signage will be printed on the building with 3D effects for great photo op experiences.



1229 Caledonia St.



1229 Caledonia St

Magnetic Sign on
overhead door of 1223 1/2
Caledonia

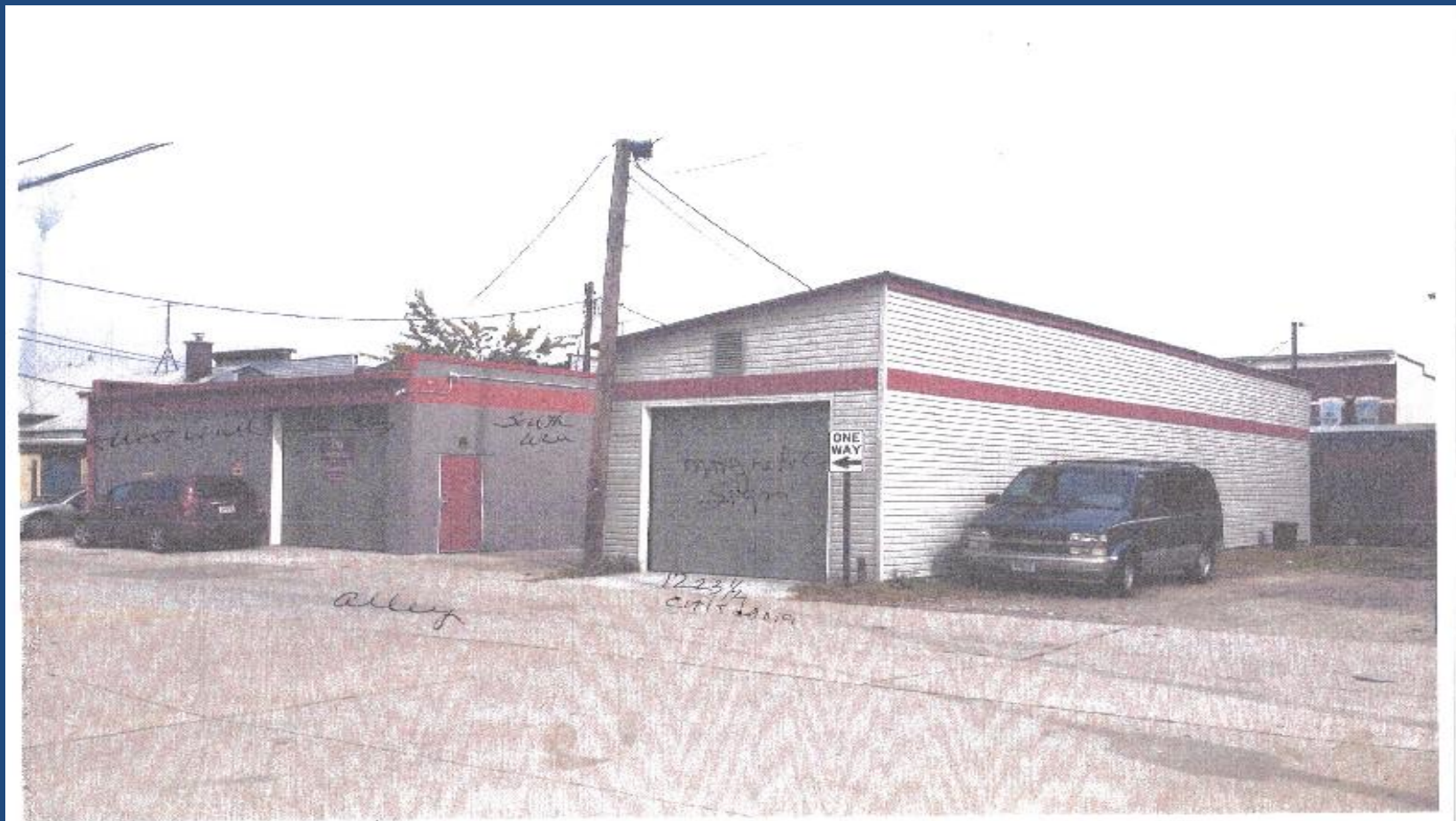
8' wide x 3' high
Letters are 7.75" high

CRANBERRY

WINE



1229 Caledonia St.



1229 Caledonia St
West Wall = 35' wide x 12' tall = 420 sq ft x .25 = 105 sq feet
South Wall = 46' wide x 13' tall = 598 sq ft x .25 = 150 sq feet

1229 Caledonia St.

