

Board of Zoning Appeals

May 15, 2019

7:00 PM

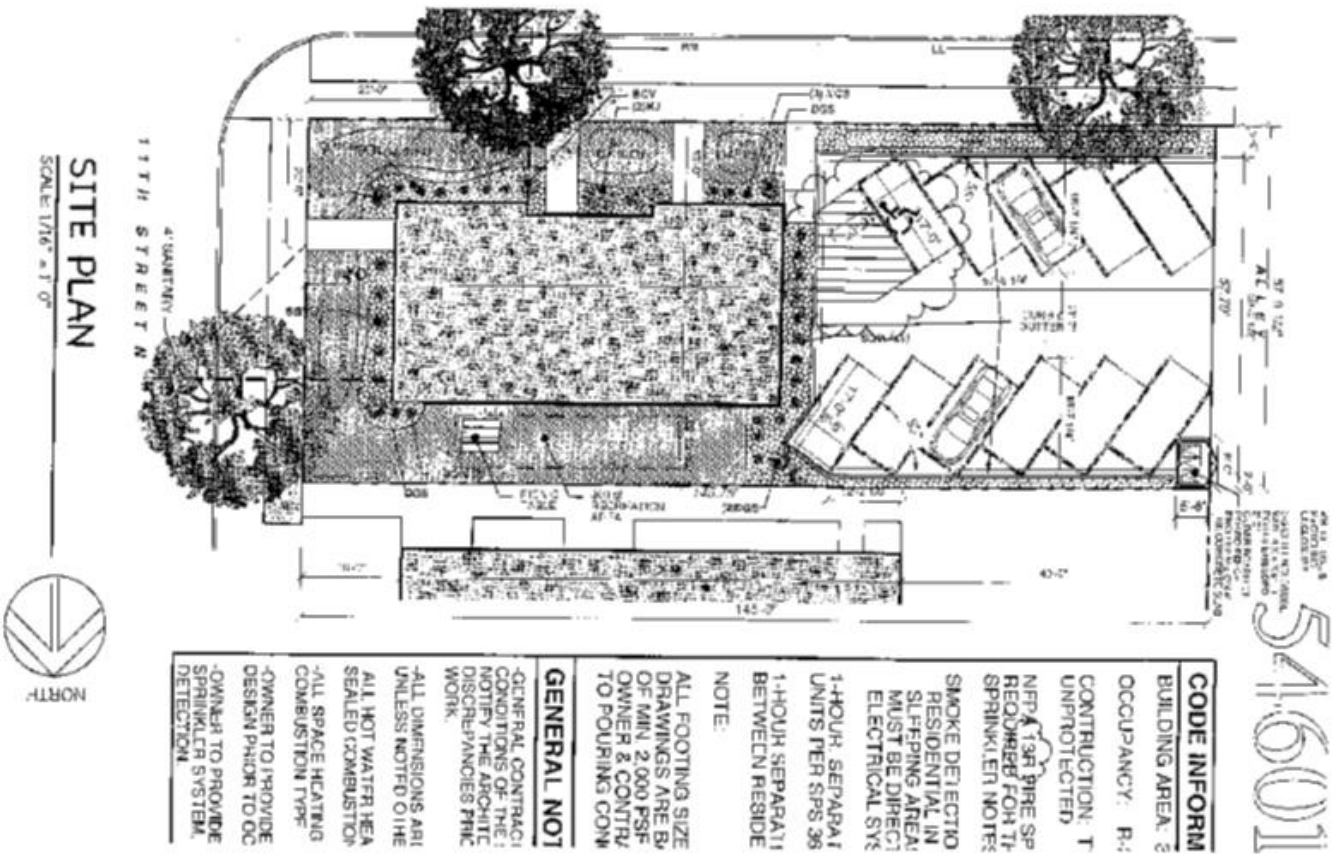
Requirements for granting a variance

- Unnecessary Hardship
- Hardship Due to Unique Property Limitations
- No Harm to Public Interests

505 11th St. N.

- The owner is proposing to construct a new three unit apartment building.
- Municipal code section 115-146 (C) (1) states that on every lot in the Multiple dwelling district there shall be a front yard having a depth of not less than 20 feet, or the average front yard setback of the adjacent properties.
- The required setback for this building is 16 feet.
- The owner proposes a front yard setback of 14 feet.
- For this project to proceed as proposed the board would have to grant a variance of 2 feet to the required setback.

505 11th St. N.



505 11th St. S.



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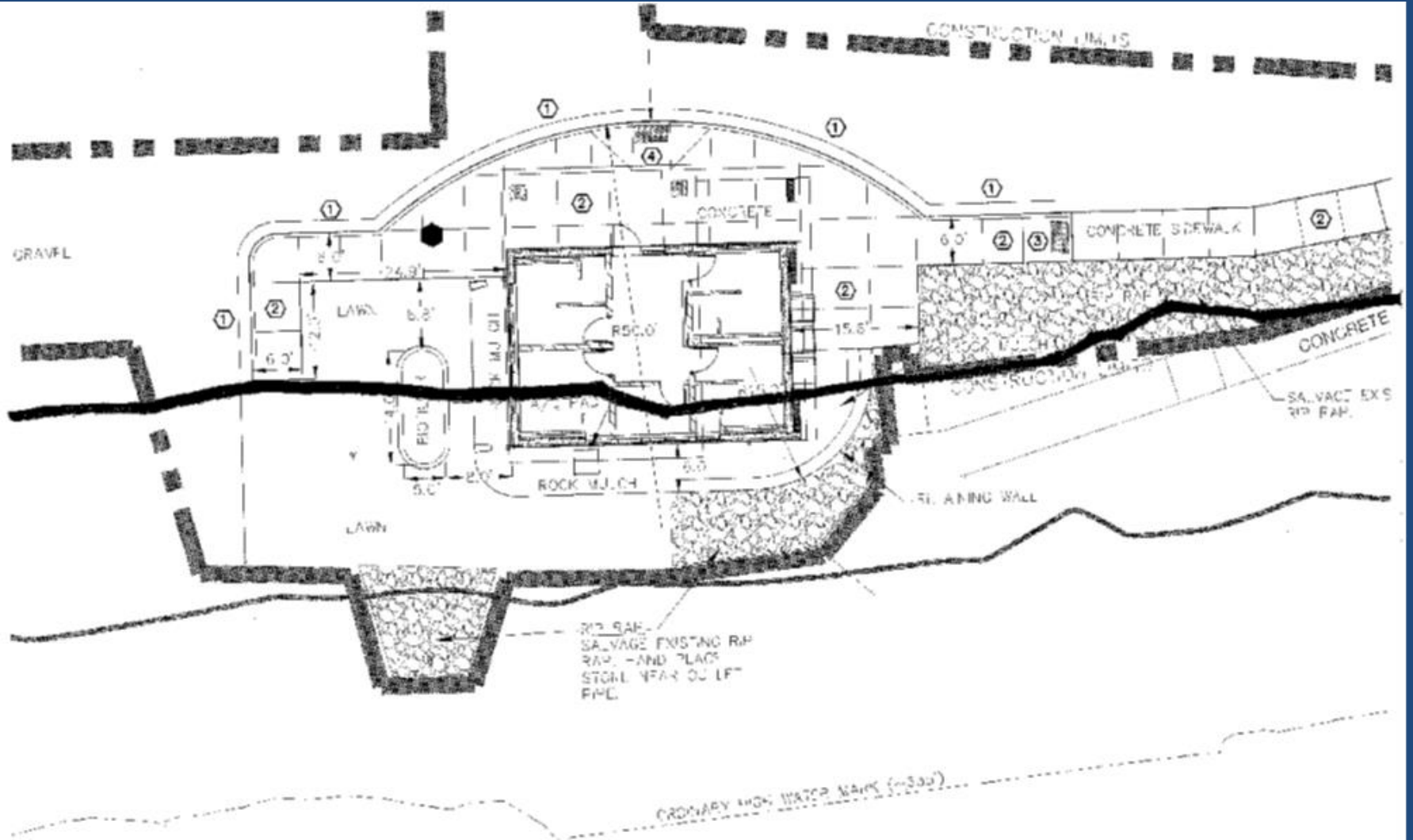
Requirements for granting a variance

- * no hardship building could be moved back 2 feet to accommodate setback requirement.
- *There are no unique property limitations.
- *There is no harm to public interest.

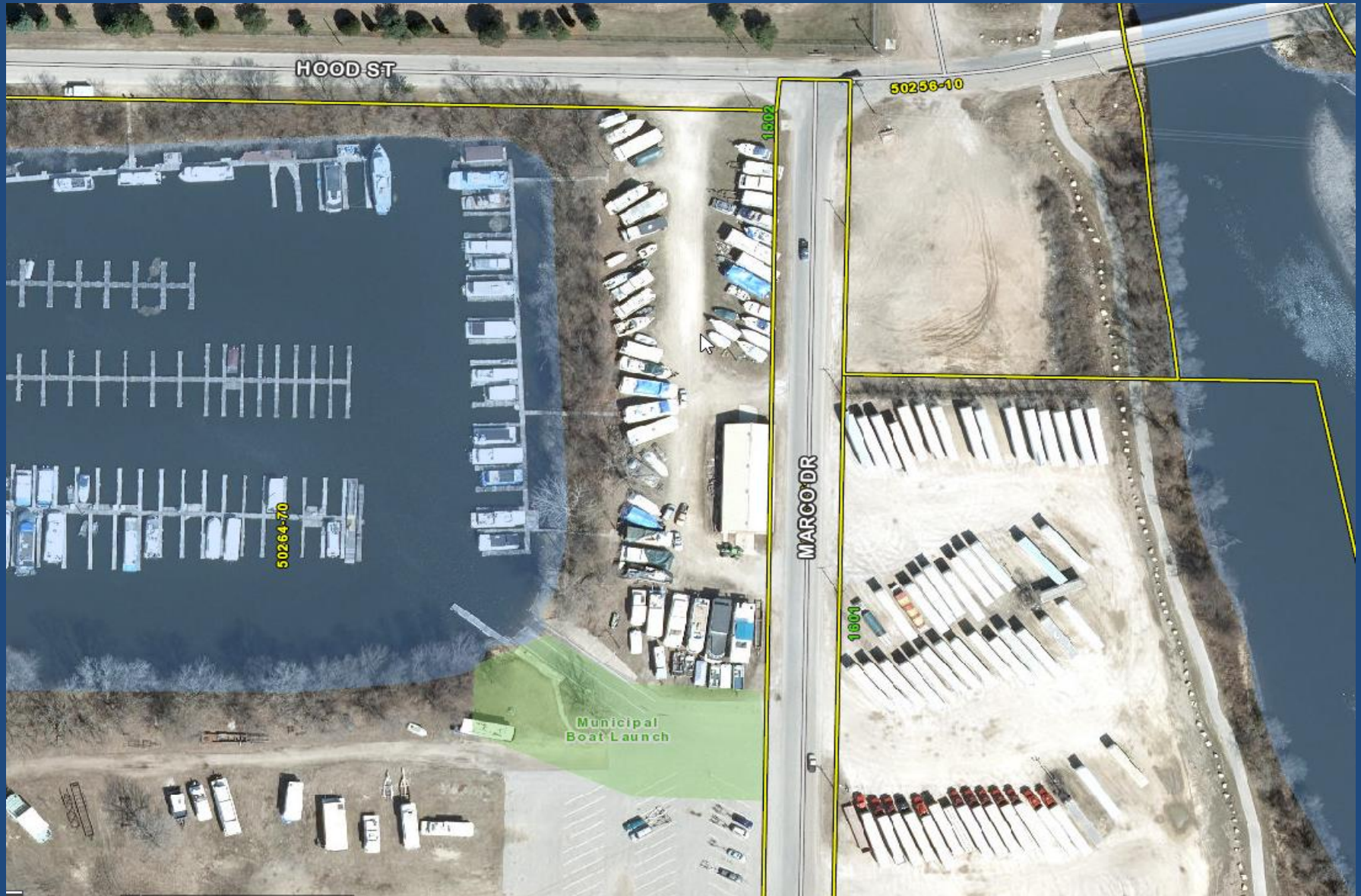
1402 Marco Rd.

- The owner has applied for a permit to construct a toilet and shower building for a park
- Municipal Code 109-33 (a) (5) a. states that there shall be a shore land setback area of at least 50 feet from the ordinary high-water mark.
- The owner proposes a setback of 43 feet.
- A variance of 7 feet will need to be granted for this project to proceed as proposed.

1402 Marco Rd.



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1402 Marco Rd.



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1402 Marco Rd.

- *No unnecessary hardship, building could be moved back 7 feet.
- *No unique property limitations that could not be rectified.
- *There is no harm to public interest.