

Board of Zoning Appeals

November 20, 2019

7:00 PM

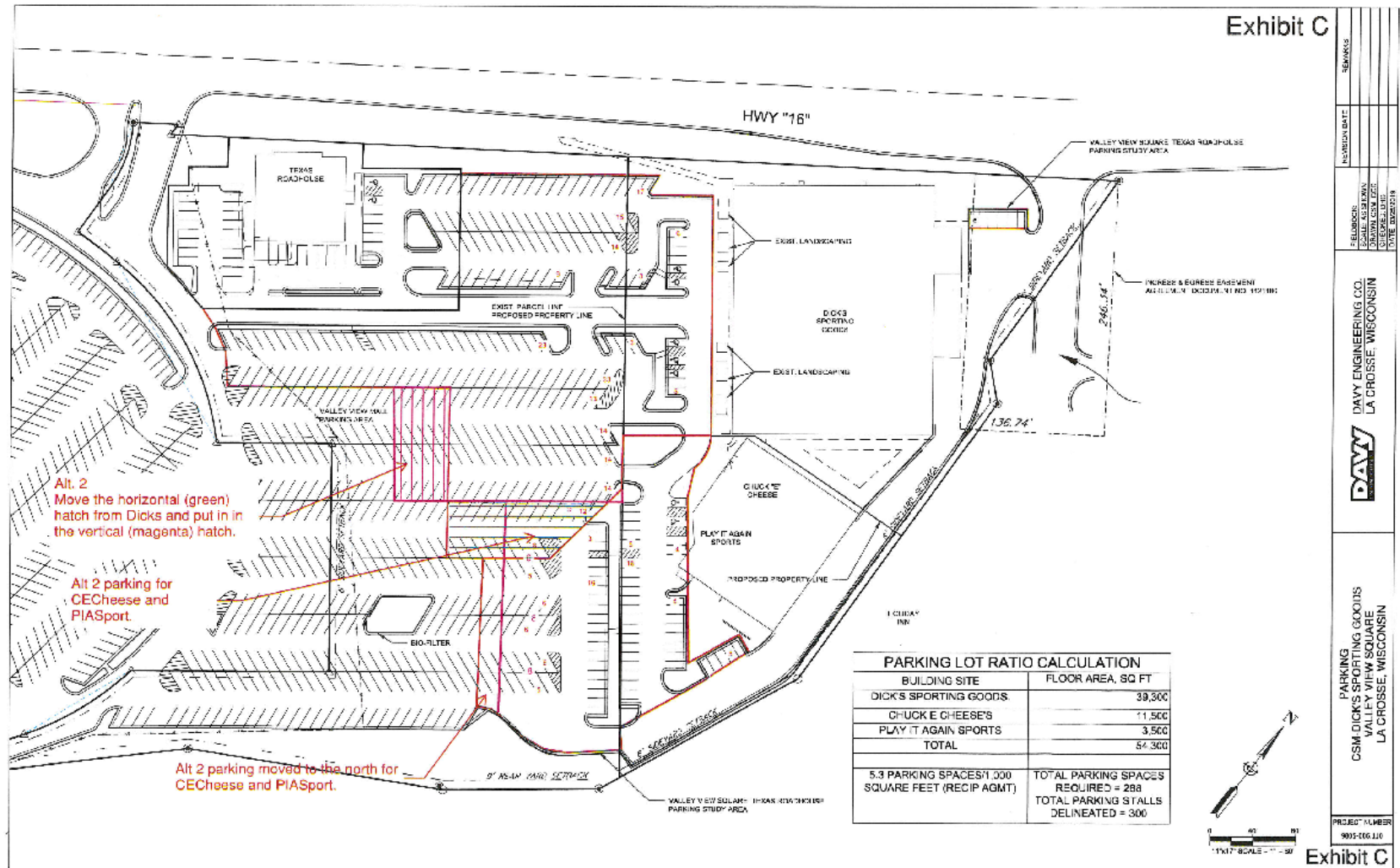
Requirements for granting a variance

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

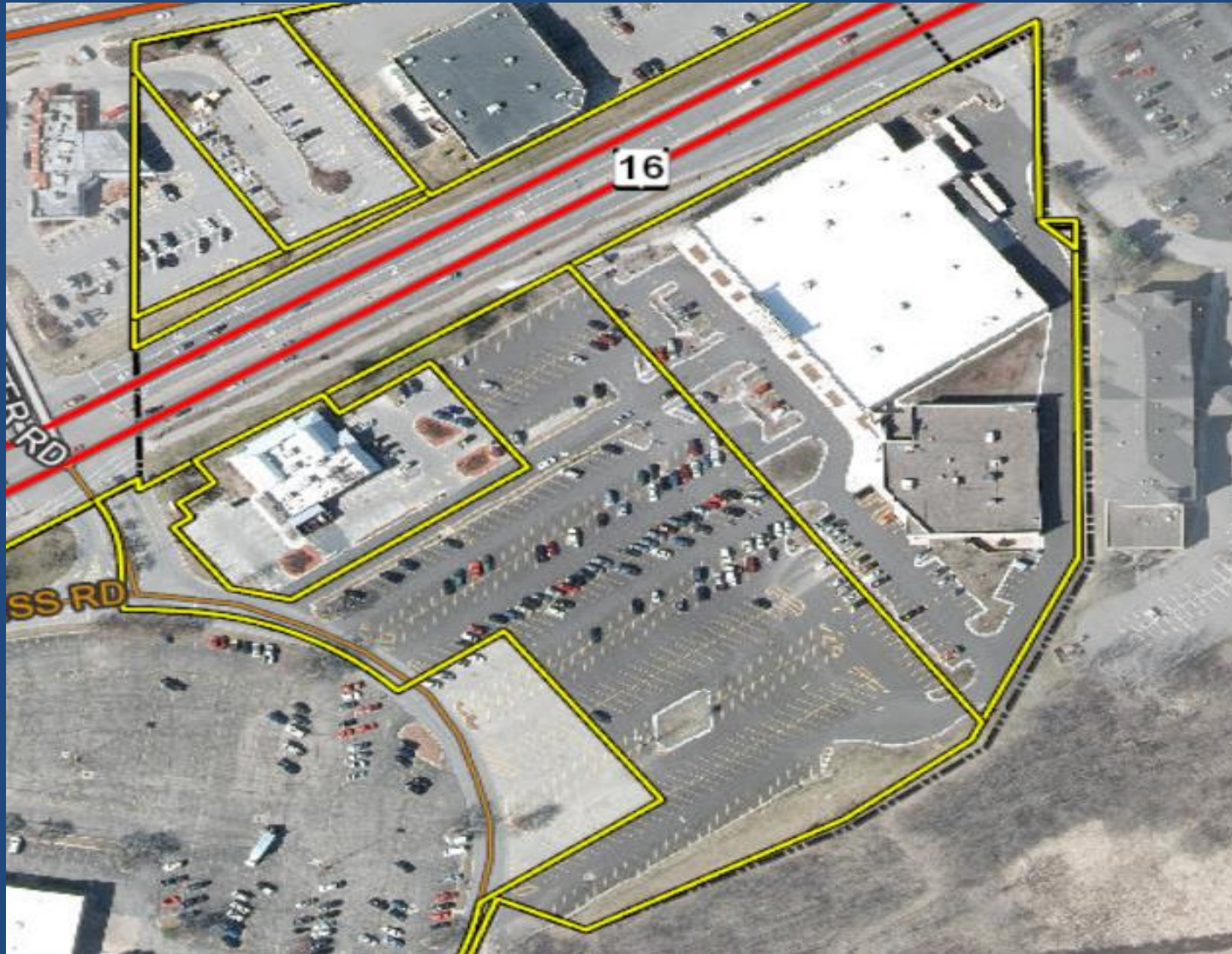
4400, 4424, and 4444 State RD. 16

- The owner has split parcels at the above addresses.
- Per municipal code section 115-(k)(1) 1 parking spot is required for each 150 square foot of floor area.
- For this project to remain as drawn a variance of 239 parking spots to the required 288 will need to be granted.

4400, 4424, and 4444 State RD. 16



4400, 4424, and 4444 State RD. 16



Requirements for granting a variance

- **Unnecessary Hardship:**
 - There is no unnecessary hardship because the properties were split without City approval and the lines can be adjusted to me code.
- **Hardship Due to Unique Property Limitations:** There are no unique property limitations.
- **No Harm to Public Interests**

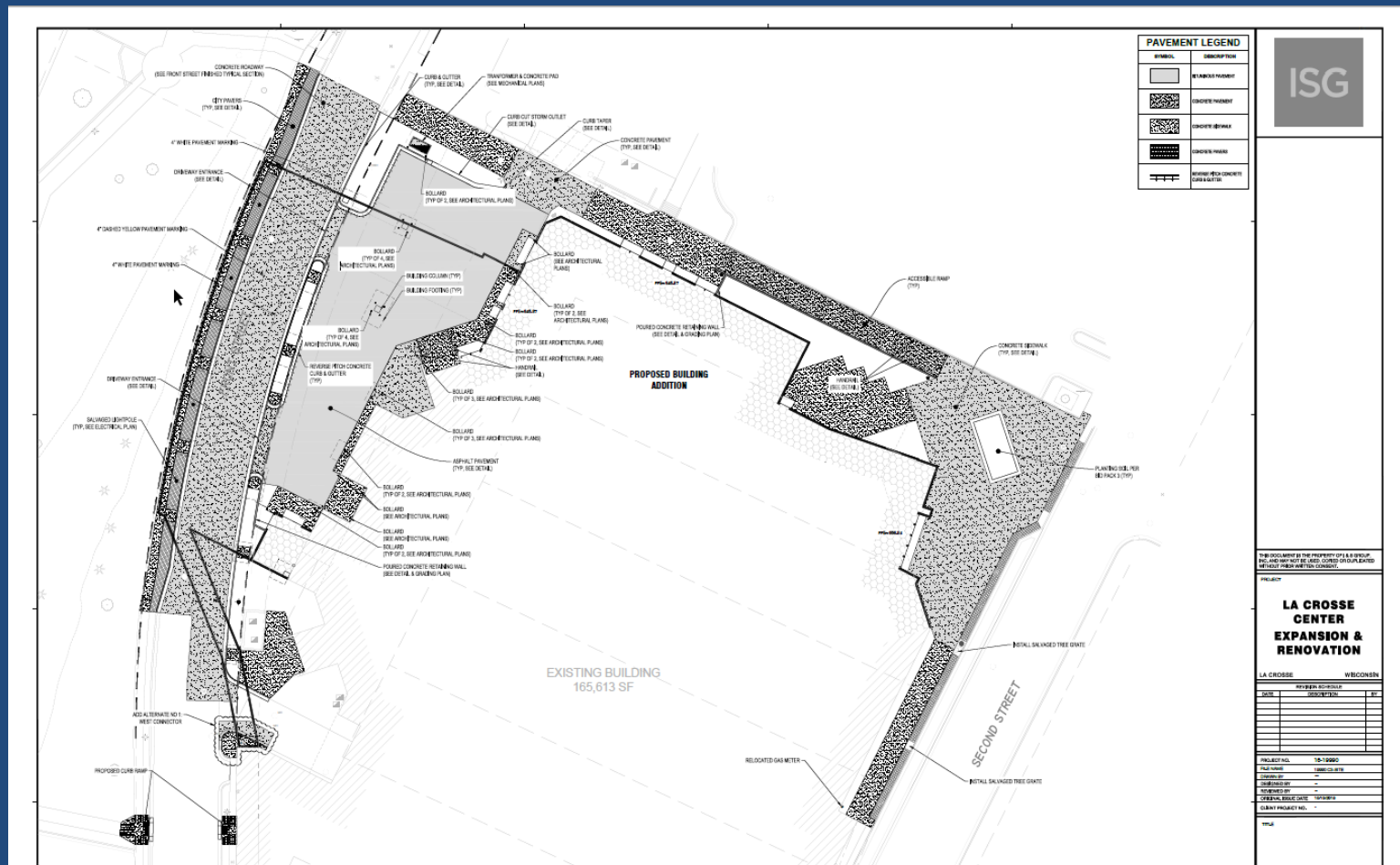
300 Harborview Plaza

- The owner has applied for a permit to construct an addition to an existing building.
- Municipal Code 115-157 (c) states that for all new additions to existing buildings shall be set back at least ten feet from all public r-o-w plus one additional foot for each five feet of building height exceeding 35 feet.
- The required setback for this building based on it's height is 14 feet.
- The owner has proposed building up to and then across the public r-o-w.

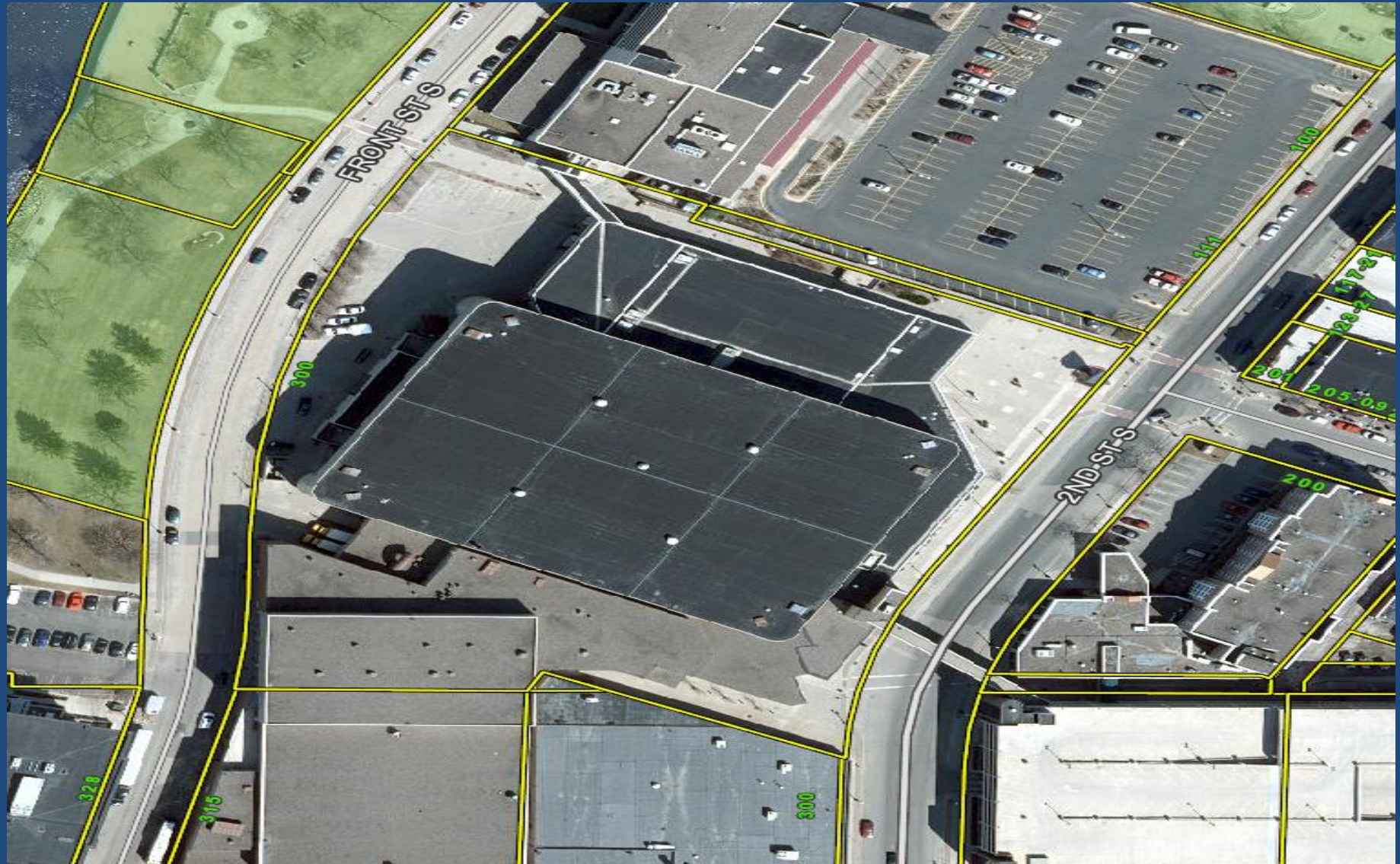
300 Harborview Plaza

- To allow this project to proceed as proposed a variance of 14 feet will need to be granted to the required setback.

300 Harborview Plaza



300 Harborview Plaza



300 Harborview Plaza



300 Harborview Plaza



Requirements for granting a variance

- Unnecessary Hardship: The addition could have been designed to meet the current setbacks.

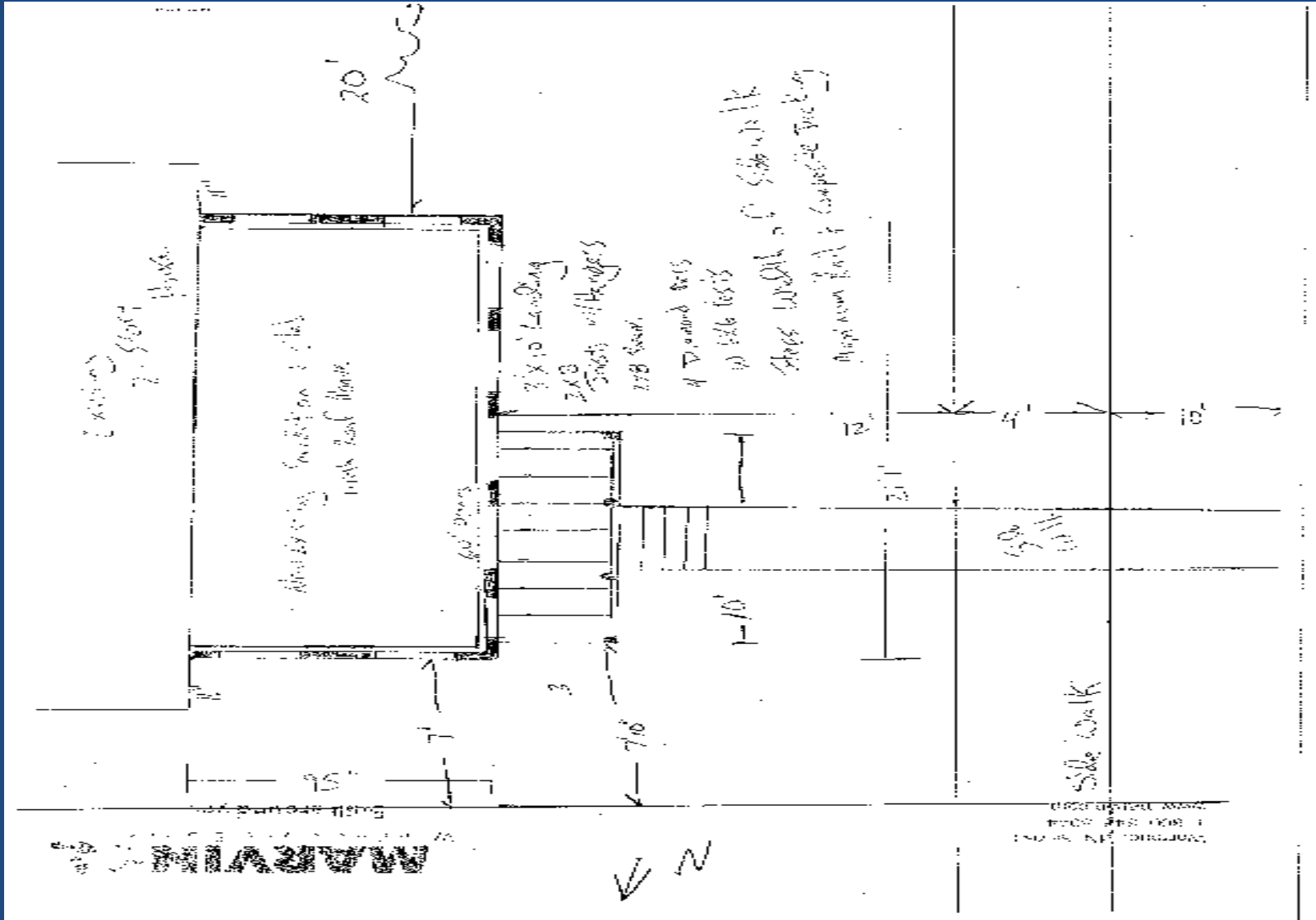
Requirements for granting a variance

- Hardship Due to Unique Property Limitations: This down town lot is larger than most. No property limitations.
- No Harm to Public Interests: The proposed addition will be over the right of way.

1642 Loomis St.

- The owner has applied for a permit to construct an attached deck and stairs to the front of the dwelling.
- Municipal Code 115-143 (c) states that on every lot in the Residence district shall have a front yard depth of not less than 25 feet, or a front yard depth of the average of the two adjacent main building on either side of the dwelling.
- The required front yard setback for this property is 12 feet.
- A variance of 3 feet will need to be granted to allow the deck and stairs to be constructed as it has been proposed.

1642 Loomis St.



1642 Loomis St.



1642 Loomis St.



Requirements for granting a variance

- Unnecessary Hardship: There is no unnecessary hardship because the landing and steps could be moved to the south to meet setbacks or could be building to meet the standards for not requiring a permit.

Requirements for granting a variance

- Hardship Due to Unique Property Limitations: This is a typical City lot, there are no unique property limitations.
- No Harm to Public Interests: The visual effects of the street will be compromised.

Meeting times

- Recommend changing the meeting time to make it more convenient for Board members and Citizens to attend. Possibly 4:00pm. Similar to Plan Commission and Community Development Committee.