Board of Zoning Appeals

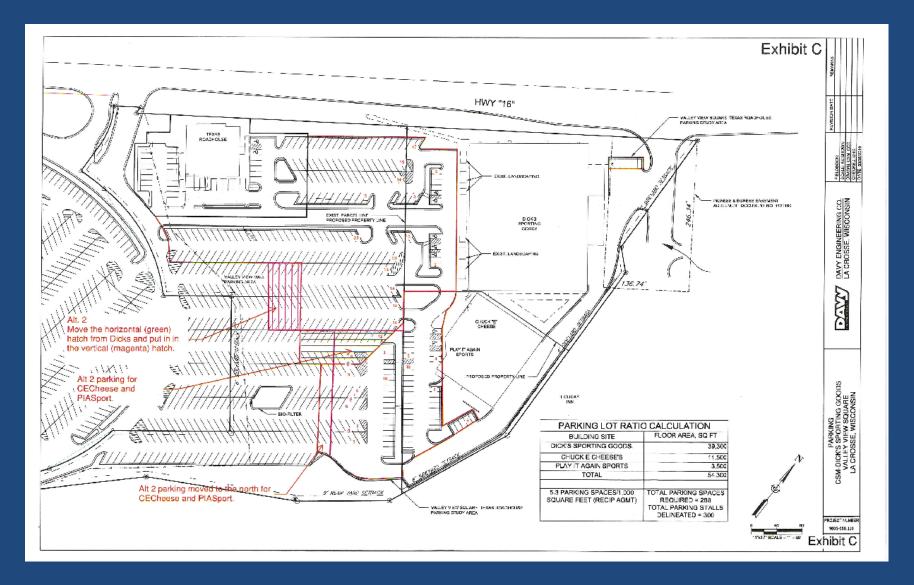
November 20, 2019 7:00 PM

- 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



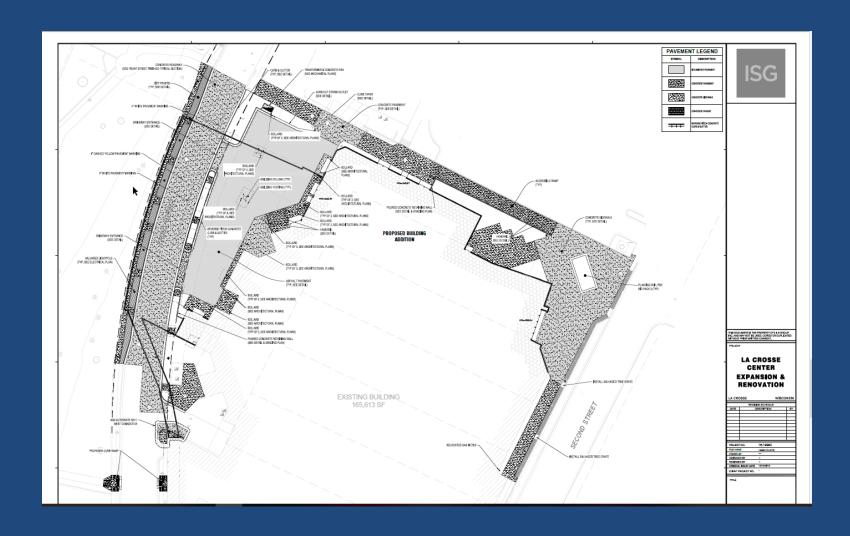
4400, 4424, and 4444 State RD. 16



- 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

- 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.

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





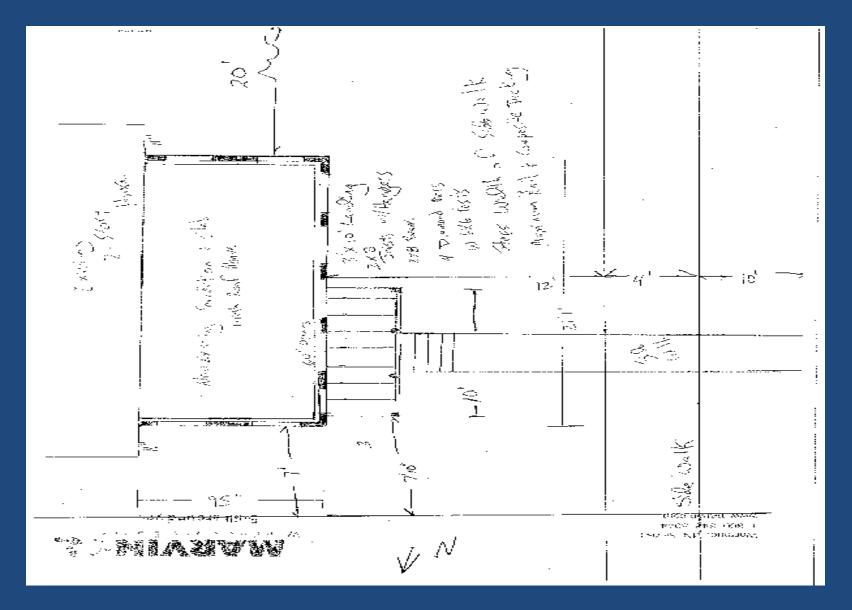




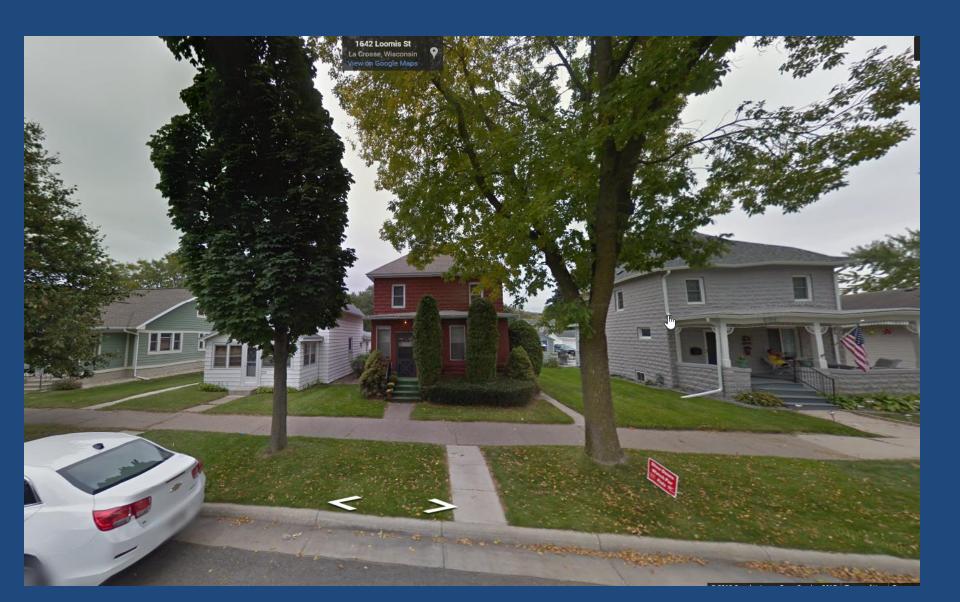
 Unnecessary Hardship: The addition could have been designed to meet the current setbacks.

- 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.

- 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 then 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.







 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.

- 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.