

Board of Zoning Appeals

April 19th, 2021

4:00 PM

Requirements for granting a variance

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

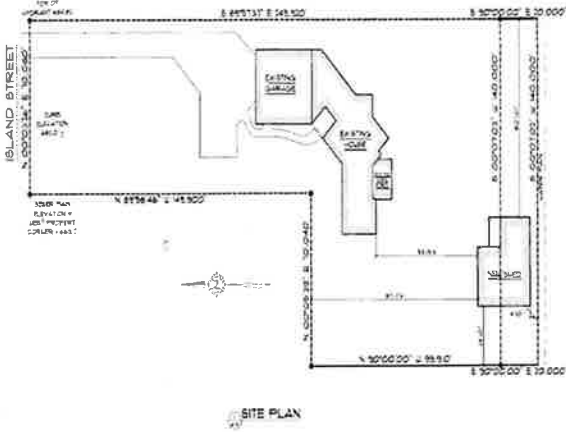
1524 Island St.

- The owner has applied for a permit to build a detached garage.
- Municipal Code 115-142 (2) states that accessory buildings can include only one private garage.
- Municipal code 115-390 (1) states that the overall height of accessory buildings shall not exceed 17 feet from finished floor to the highest point, the overall wall height shall not exceed ten feet and the main garage doors shall not exceed eight feet in height.

1524 Island St.

- The owner currently has an attached garage making this the second garage on the property.
- The owner proposes the garage to have an overall height of 21'10", with a wall height of 10'6" and a garage door height of 9'.
- Four variances will need to be granted for this project to proceed as proposed. A variance to allow an additional garage. A variance of 4'10 19/32" for the overall height. A variance of 6" for the wall height, and a variance of 1' for the garage door height.

1524 Island St.



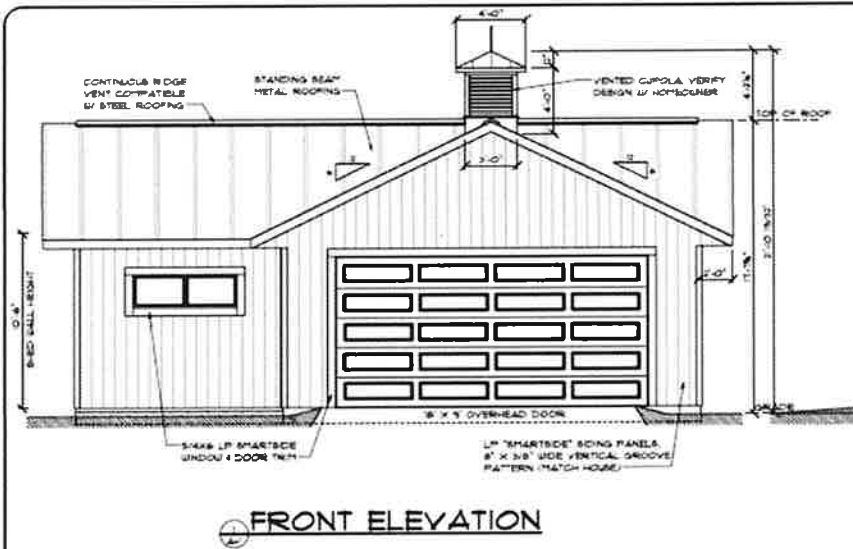
RUGROL

THESE PLANTS MAY BE IDENTIFIED BY A LITTLE
SWEET SMELLING LEAVES
AND NOT A REALY BROWN
ANALYST CAN ENJOY THEM
A TASTE OF THE PLANTS MAY
BEEN MADE AND MADE

THURSTON SHED
CATY & DAVE

中国工商银行	中国建设银行
中国农业银行	中国交通银行
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中国农业银行	中国交通银行

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Requirements for granting a variance

- **Unnecessary Hardship:** There is no unnecessary hardship because the dwelling can still be used without a second garage.
- **Hardship Due to Unique Property Limitations:** This is larger than a normal size City lot.

Requirements for granting a variance

- **No Harm to Public Interests:** Granting 4 variances would set a dangerous precedence which would be a harm to the Public Interests.
- **These variances should not be granted** because they do not meet all three requirements per the State to grant a variance.

Requirements for granting a variance

- If these variances are granted, which they shouldn't be, please add a stipulation that the lots are required to be combined prior to issuing a building permit.

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- This presentation shall be added to the minutes of this meeting.