

Board of Zoning Appeals

August 17, 2020

4:00 PM

Requirements for granting a variance

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

1813 Kramer St.

- The owner has applied for a permit to construct a fence at this property.
- Per municipal code section 115-398 (d) fences on commercial and industrial zoned properties must be of an open type similar to woven wire, chain link or wrought iron and limited to 10' in height.
- The proposed fence consists of solid materials and is 11.5' tall.

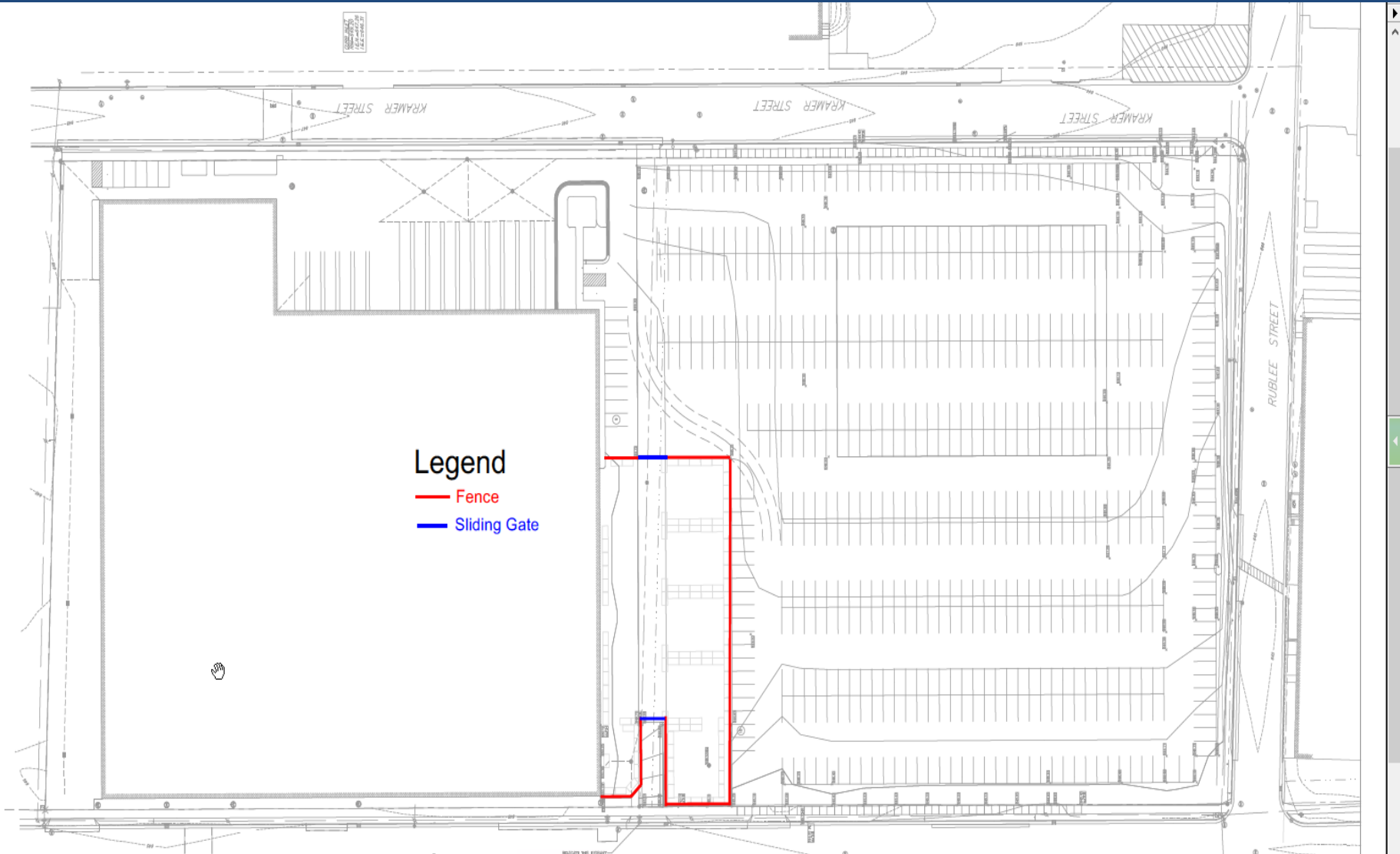
For this project to proceed as proposed two (2) variances will need to be granted. 1) a variance of 1'6" to the maximum height. 2) a variance to allow the fence to be constructed of solid materials not of an open type.

1813 Kramer St.

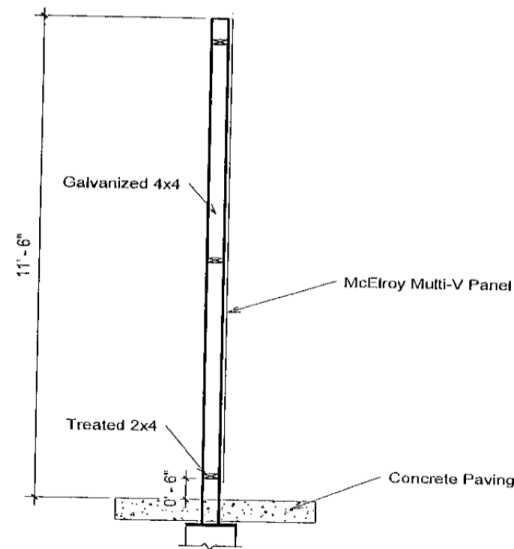
Legend

— Fence

— Sliding Gate



1813 Kramer St.



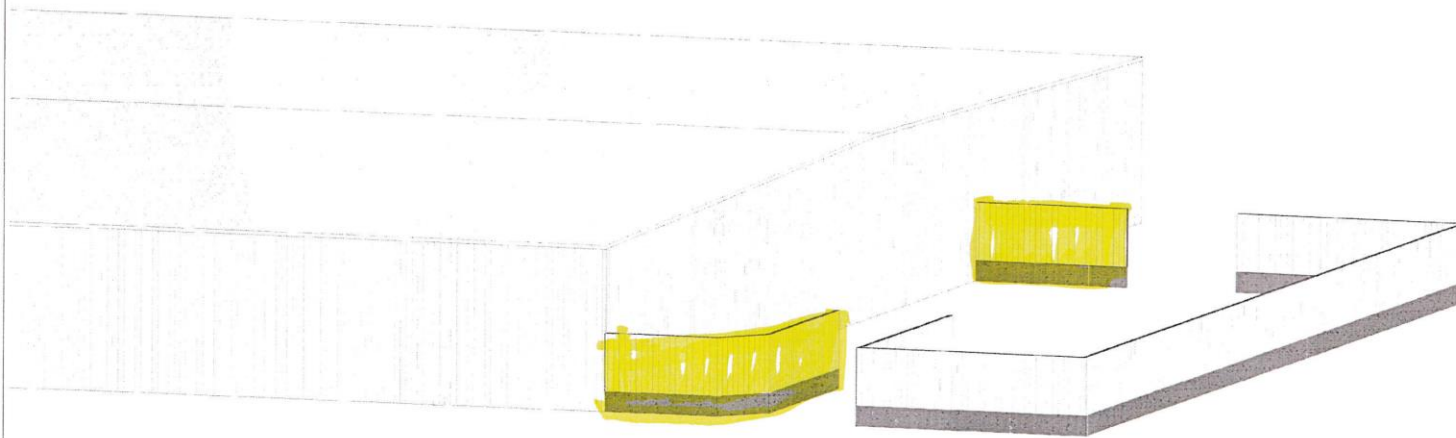
① Floor Plan
1/2" = 1'-0"

1813 Kramer St.



www.wieserbrothers.com

Preliminary Design
Not For Construction



① Fence 3D from Street

[illegible]

KT Store Engineering

Fence 3D

Project number	1
Date	7/28/2020
Drawn by	Derek Millin
Checked by	WB

Checked by	WB
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A101

Scale

12/26/2020 11:04:13 AM

1813 Kramer St.



Requirements for granting a variance

- **Unnecessary Hardship:**

There is no unnecessary hardship as this is a brand new building.

- **Hardship Due to Unique Property**

Limitations: There are no unique property limitations.

- **No Harm to Public Interests:** Trucks will be pulling out into the street without being able to see traffic.

Requirements for granting a variance

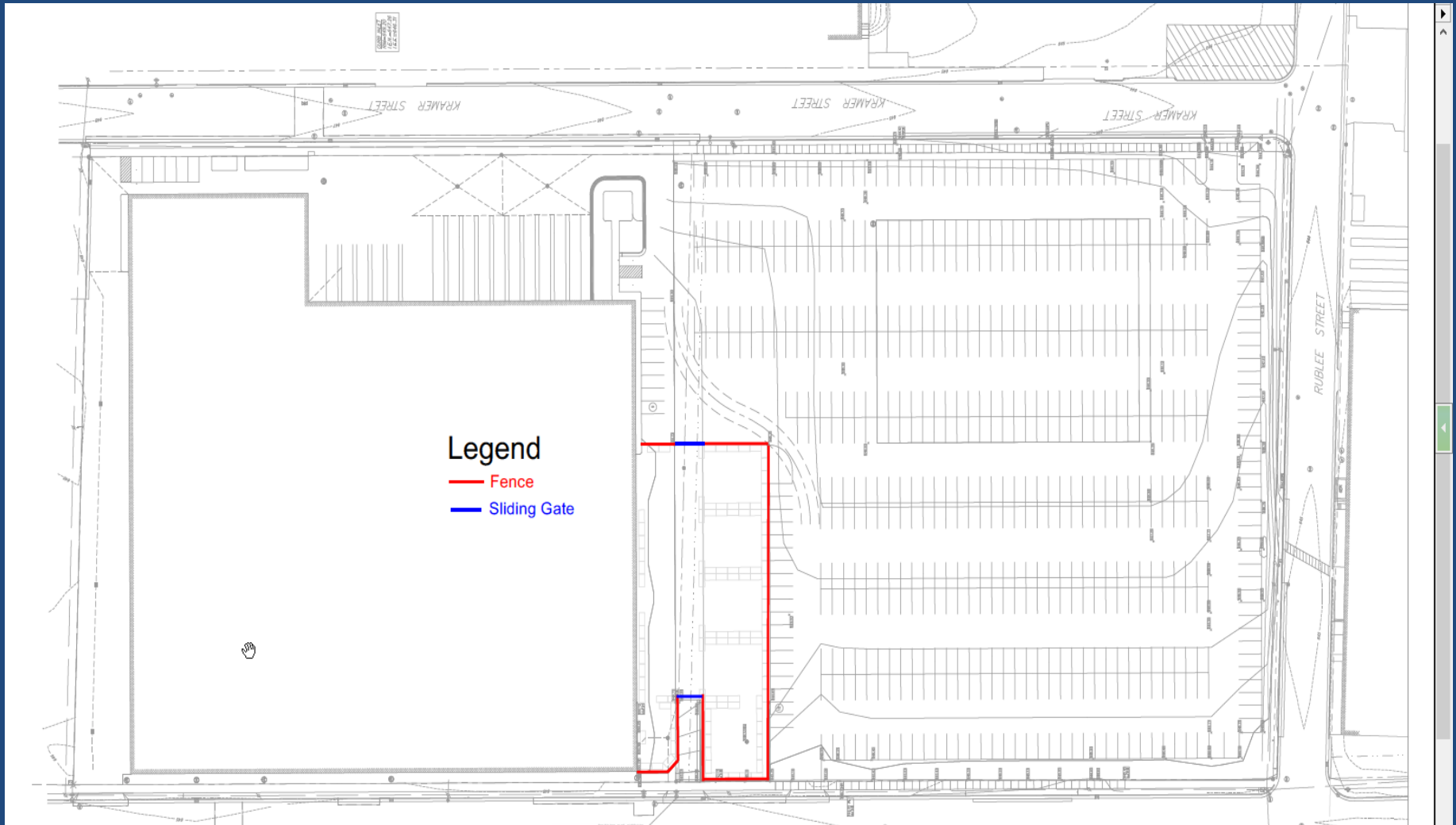
- This variance should not be granted because it doesn't meet all three requirements per the State to grant a variance.

1735 Kramer St.

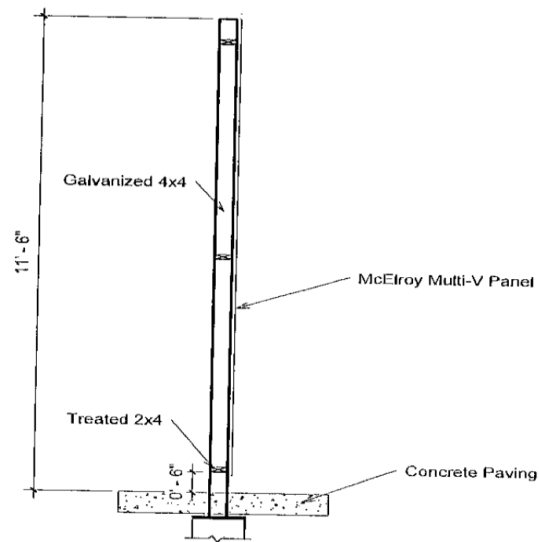
- The owner has applied for a permit to construct a fence at this property.
- Per municipal code section 115-398 (d) fences on commercial and industrial zoned properties must be of an open type similar to woven wire, chain link or wrought iron and limited to 10' in height.
- The proposed fence consists of solid materials and is 11.5' tall.

For this project to proceed as proposed two (2) variances will need to be granted. 1) a variance of 1'6" to the maximum height. 2) a variance to allow the fence to be constructed of solid materials not of an open type.

1735 Kramer St.



1735 Kramer St.

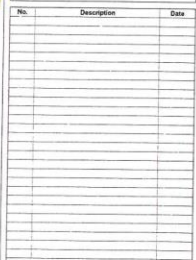


① Floor Plan
1/2" = 1'-0"

1735 Kramer St.



Preliminary Design
Not For Construction



KT Store Engineering

Fence 3D

Project number	1
Date	7/28/2020
Drawn by	Derek Millin
Checked by	WB

A101

Scale

1735 Kramer St.



Requirements for granting a variance

- **Unnecessary Hardship:**

There is no unnecessary hardship as this is a brand new building.

- **Hardship Due to Unique Property**

Limitations: There are no unique property limitations.

- **No Harm to Public Interests:** Trucks will be pulling out into the street without being able to see traffic.

Requirements for granting a variance

- This variance should not be granted because it doesn't meet all three requirements per the State to grant a variance.

3131 Commerce St.

- The owner has applied for a permit for a fence at the above property.
- Per municipal code sections 115-398 (d) and (e) fences on commercial and industrial zoned parcel must be of an open type similar to woven wire, chain link or wrought iron, barbed wire must be installed at a height of 10' above grade and point towards the fenced property.
- The proposed fence consists of solid materials, barbed wire at a height of 8' above grade and points away from the property.

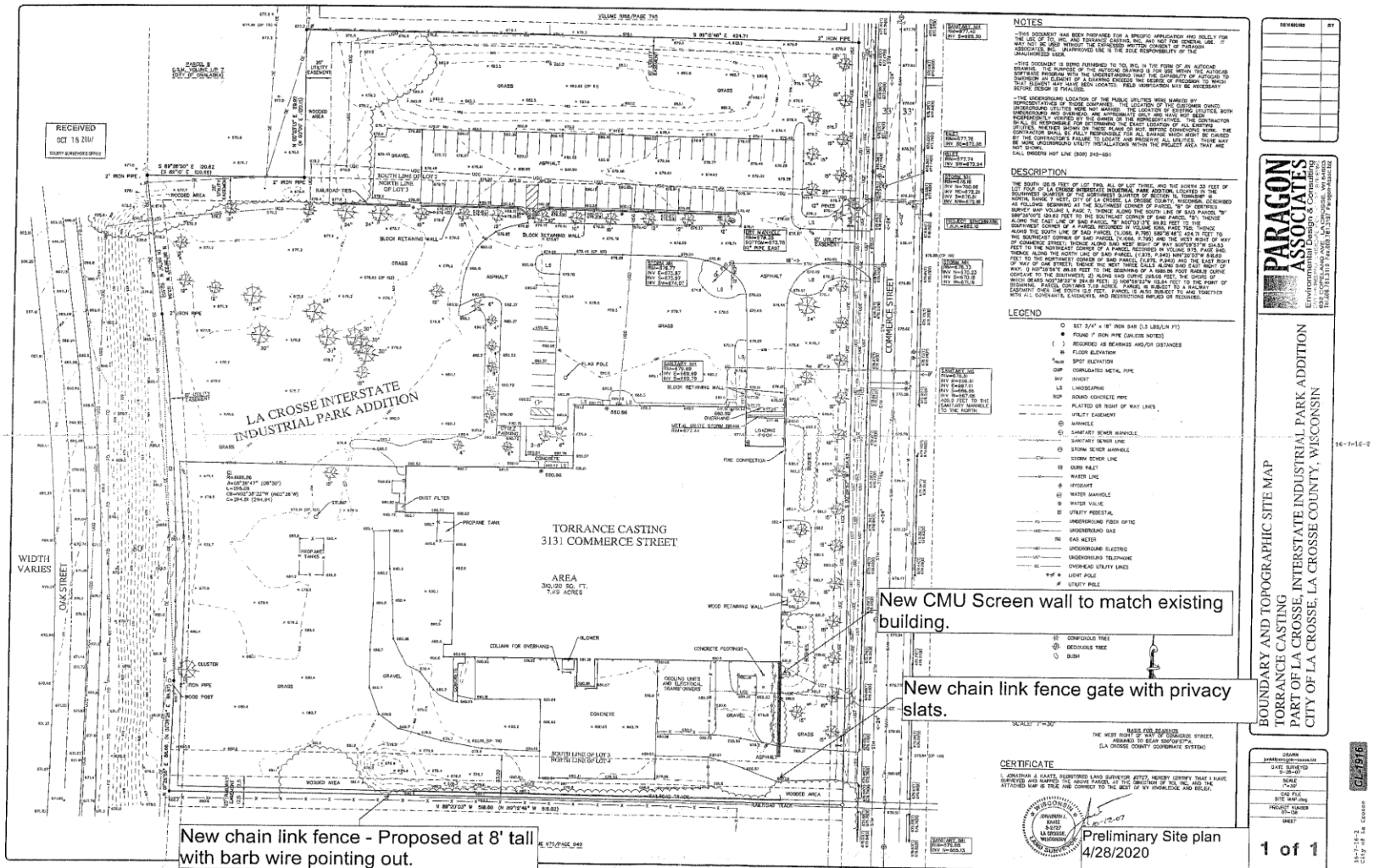
3131 Commerce St.

- 3 variances will be required for this variance to proceed as proposed. 1) to allow a fence to be built constructed of solid materials not of an open type. 2) to allow barbed wire to be installed at a height of 8' above grade. 3) to allow the barbed to point away from the property not towards the property.

3131 Commerce St



3131 Commerce St.







Requirements of granting a variance

- Unnecessary Hardship:
There is no unnecessary hardship.
- Hardship Due to Unique Property
Limitations: There are no unique property limitations.
- No Harm to Public Interests

Requirements for granting a variance

- This variance should not be granted because it doesn't meet all three requirements per the State to grant a variance.

Requirements of granting a variance.

- This power point presentation shall be part of the minutes of the meeting.