



Legislation Details (With Text)

File #: ABZA 21-1 **Version:** 1

Type: Appeal-BZA **Status:** Archived

In control: City Council

Final action: 12/22/2021

Title: Considering the appeal of Thomas Schroeder to a decision of the Board of Zoning Appeals (BZA) denying a zoning variance request to exceed the maximum 1,000 square feet of accessory structures allowed by 438 square feet at 1446 Summit Avenue.

Sponsors: Chris Tolbert

Indexes:

Code sections: 63.501(b) - Accessory Buildings and Uses

Attachments: 1. Appeal Application for 1446 Summit Avenue, 2. Variance Application and Plans for 1446 Summit Avenue, 3. District Council Support Letter for 1446 Summit Avenue, 4. Board of Zoning Appeals Staff Report for 1446 Summit Avenue, 5. Board of Zoning Appeals Resolution for 1446 Summit Avenue, 6. Board of Zoning Appeals November 1, 2021 Hearing Minutes, 7. Board of Zoning Appeals November 15, 2021 Hearing Minutes, 8. Notice Map for 1446 Summit Avenue, 9. Hearing Notice for 1446 Summit Avenue, 10. § 15.99 Extension Letter for 1446 Summit Avenue, 11. Tom Clark Support Email, 12. Richard McDermott Support Email, 13. ABZA 12-1 - Thomas and Kari Schroeder, 14. 1446 Summit Avenue Variance App Addendum v3 part 2_1

Date	Ver.	Action By	Action	Result
12/22/2021	1	City Council	Granted	Pass
12/15/2021	1	City Council	Continue Public Hearing	Pass

Considering the appeal of Thomas Schroeder to a decision of the Board of Zoning Appeals (BZA) denying a zoning variance request to exceed the maximum 1,000 square feet of accessory structures allowed by 438 square feet at 1446 Summit Avenue.

The applicant, Tom Schroeder, applied for a variance of the maximum lot coverage for accessory structures permitted in order to construct a detached three-stall garage in the rear of this property. A public hearing was held on November 1, 2021. Staff recommended approval of the variance request. At the public hearing and after hearing testimony, the BZA denied the variance request. See the attached resolution.

This property has two existing detached garages totaling 908 square feet in size. The applicant is proposing to demolish one garage and construct a new garage, resulting in a total of 1,438 square feet of accessory structures. The zoning code limits the footprint of accessory structures to 1,000 square feet, for a variance of 438 square feet in the R2 one-family zoning district at 1446 Summit Avenue.

Does this issue fall within the 60 day rule? Yes

If yes, when does the 60 days expire? December 9, 2021

Has an extension been granted? Yes

If so, to what date? February 7, 2022

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