

(7) The requested variance will not be inconsistent with the general spirit and intent of the LDR or the purpose and intent of the Comprehensive Plan.

Applicant: I am trying to get the best use out of an existing slab of concrete without being intrusive to my adjacent neighbors.

Staff: No. The request is not consistent with the Comprehensive Plan nor is it consistent with the spirit and intent of the LDR signage regulations.

Relevant Development Standards in the LDR that are “Significant” to the Proposal

Section 218-7 Accessory Use Standards

- (A) All accessory buildings, structures and uses of land, including off-street parking, shall be clearly subordinate to and supportive of the principal use and located on the same lot as the principal use to which they are accessory.
- (B) All accessory buildings or structures shall be located in the rear yard or in the side yard behind the front yard setback line. Accessory buildings in front yards are prohibited. Front yards for corner lots shall be as required in Section 214-3.
- (C) Accessory structures shall not be allowed in the side yard of a corner lot that faces a public street.
- (D) No accessory building shall be utilized unless the principal structure is also occupied.
- (E) No accessory building shall be erected on a lot prior to the time of construction of the principal building to which it is accessory.
- (F) If more than two accessory buildings are located on a lot, they must be separated by at least 15 feet.
- (G) Accessory buildings and structures shall be no closer than 10 feet from an abutting side or rear property line or the nearest point along any required buffers, whichever is greater.
- (H) There shall be a distance of not less than 15 feet between a principal and detached accessory building located on the same lot or parcel.

Staff Review Comments:

Engineering & Stormwater Department: No comments

Fire Department: No comments

Police: No comments

Plan Review: No comments

Public Works: No comments

Utilities: No comments

Landscape: No comments

Historic Preservation: No comments

Attachments:

- Zoning Location Map
- Aerial Map
- Site Plan