



BOARD OF ZONING APPEALS

Village Green Municipal Building, Council Chambers
47 Hall Street
Thursday, March 12, 2020
6:30 P.M.

1. VARIANCE

Applicant: Alan Rossi
Location: 243 Smokewood Rd
Zoning: (PR) Planned Residential District
Request: Approval to a variance to reduce the required 30' rear setback line to 24', in order to construct a three-season room.

Aerial Site Image: <https://goo.gl/maps/mQ5L8bdNu3XLBG148>

Project Background

The applicant would like to build an addition onto the backside of his home. He has provided a narrative and images of the existing conditions, as well as a detailed plan of the addition to support this variance application. After considering multiple possible locations for the addition of a three-season room, the applicant has determined that due to the nature of his home and lot, placing the room directly behind the home would be detrimental to its character. As stated in the narrative, if the three-season room were to be built directly behind the house, it would have negative impacts on the views to the nature preserve, and the current patio would need to be removed. As a result, the variance application was proposed as a solution. Prior to this application, an easement was vacated on this property.

Proposal Overview

The application proposal is to build a three-season room off the rear (northwest side) of a one-story residence. Due to the shape of the lot, the proposed addition will protrude into the rear setback of the northwest portion of the lot, and only by six feet. The structure will stay clear of the 25' wetland preservation zone in the rear yard. Other than the six-foot protrusion into the rear setback line, the proposal complies with the code.

Ordinance Review

In accordance with the requirements of codified ordinance 1127.05(a), the Board of Zoning Appeals may authorize upon appeal in specific cases such variance from the terms of this Zoning Ordinance as will not be contrary to the public interest where, owing to special conditions of the land and/or buildings that are unique to the property in question, and not self-created, a literal enforcement of the provisions of this Zoning Ordinance would result in deprivation of all beneficial use of the land.

Staff Comments

Staff believes that for this specific condition the applicant has experienced a practical difficulty due to the physical characteristics of the home and property. The proposed addition conforms to the variance standards of section [1127.06](#) of the codified ordinances. Staff believes that the variance is not substantial, and that the addition will be beneficial to the property. It will not adversely affect the character of the neighborhood, the adjoining properties, or delivery of governmental services.

Staff Recommendation

Staff has reviewed the proposal and recommends approval of the variance as submitted.