

GREENWOOD PLANNING COMMISSION

Date: Wednesday, October 17, 2012
Location: Deephaven Council Chambers
20225 Cottagewood Road
Time: 7:00 PM

1. Call to order/roll call
2. Approve agenda
3. Minutes of September 19, 2012
4. New Business

Feasibility Study – Excelsior Boulevard Watermain Extension – Discuss proposed project's compliance with the city's Comprehensive Plan

5. Public Hearings

Chip Fisher, 5185 Greenwood Circle, variance request to remove an existing non-conforming single family home and construct a new single family home which would encroach into the minimum required front and east side yard setbacks and exceed the maximum permitted impervious surface and above grade structure volume. The applicant also proposes to remove and reconstruct an existing non-conforming lakeside accessory structure within the required lake and west side yard setback.

Section 1120:15 of the Zoning Ordinance requires a minimum front yard setback of thirty feet. The applicant proposes a front yard setback of four feet for the proposed single family home. The proposal requires a variance of twenty-six feet of the front yard setback.

Section 1120:15 of the Zoning Ordinance requires a minimum east side yard setback of fifteen feet. The applicant proposes an east side yard setback of six feet for the proposed single family home. The proposal requires a variance of nine feet east side yard setback.

Section 1140.10 of the Zoning Ordinance does not permit the placement of an accessory building between the lakeshore and the side of the principal building nearest the lake.

Section 1176.04(3)(3) permits a maximum permitted impervious surface area of 30%. The applicant is seeking a variance to exceed the maximum permitted impervious surface area by 6.3%.

Section 1140.18(3) regulates the maximum permitted above grade structure volume based on lot area. Based on the applicant's lot area, the permitted structure volume for the property is 32,390 cubic feet. The applicant proposed a structure volume of 34,946 cubic feet. The applicant is seeking a variance to exceed the maximum permitted above grade structure volume by 2,556 cubic feet.

6. Old Business

Discuss – Impervious Surface Requirements

7. Liaison Report

8. Adjourn

Next Council Meeting – Wednesday, November 7, 2012

Next Planning Commission Meeting – Wednesday, November 21, 2012