

GREENWOOD PLANNING COMMISSION

Date: Wednesday, April 17, 2013

Location: Deephaven Council Chambers
20225 Cottagewood Road

Time: 7:00 PM

1. **Call to order/roll call**
2. **OATH OF OFFICE** – Administer Oath of Office to Commissioners Kristi Conrad and Patrick Lucking
3. **Approve agenda**
4. **Minutes of January 16, 2013**
5. **Public Hearing**

Jim Pastor, 5100 Greenwood Circle – variance requests to construct a new single family home on a non-conforming foundation which encroaches into the minimum required exterior east side, west side and rear yard setbacks and exceeds the maximum permitted impervious surface. The home would also exceed the maximum permitted structure volume.

The applicant also proposes to replace the roof on an existing non-conforming detached accessory structure within the required rear and west side yard setbacks.

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

Section 1120:15 of the Zoning Ordinance requires a minimum west side yard setback of fifteen feet. The applicant proposes a west side yard setback of thirteen feet, ten inches for the proposed single family home. The proposal requires a variance of one foot, two inches of the west side yard setback.

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

Section 1176.04(3)(3) permits a maximum permitted impervious surface area of 30%. The applicant is proposing an impervious surface area of 47.3% and is seeking a variance to exceed the maximum permitted impervious surface area by 17.3%.

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 above grade structure volume for the property is 32,250 cubic feet. The applicant proposed a structure volume of 37,964 cubic feet. The applicant is seeking a variance to exceed the maximum permitted above grade structure volume by 5,714 cubic feet.

6. **New Business**

Discuss - ORDINANCE NO. 216 – Amendment of Greenwood Zoning Ordinance Code, Chapter 11, Regarding Rules for Uses in Residential Districts and Amendments of Definitions within Said Chapter.

7. Liaison Report

8. Adjourn

Next Council Meeting – Wednesday, May 1, 2013

Next Planning Commission Meeting – Wednesday, May15, 2013