

GREENWOOD PLANNING COMMISSION

Date: Wednesday, August 15, 2012
Location: Deephaven Council Chambers
20225 Cottagewood Road
Time: 7:00 PM

1. Call to order/roll call
2. Approve agenda
3. Minutes of June 20, 2012
4. Liaison Report
5. Public Hearings

Frank Precopio, 5520 Maple Heights Road, variance requests to demolish and reconfigure an existing non-conforming deck which would encroach into the minimum required north and south side yard setbacks and exceed the maximum permitted impervious surface.

The applicant also proposes to remove and reconstruct an existing non-conforming lakeside accessory structure within the required north side yard setback.

Section 1120:15 of the Zoning Ordinance requires a minimum side yard setback of fifteen feet. The applicant proposes a north side yard setback of one foot, nine inches and a south side yard setback of seven feet, ten inches for the proposed deck expansion. The proposal requires a variance of thirteen feet, three inches of the north side yard setback and seven feet, two inches of the south side yard setback.

Section 1120:15 of the Zoning Ordinance requires a minimum side yard setback of fifteen feet. The applicant proposes a north side yard setback of eight feet, five inches for the proposed accessory. The proposal requires a variance of six feet, seven inches of the north 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 16%.

Justin and Jen Zygmunt, 5370 Manor Road, variance requests to expand and construct a second story over an existing non-conforming single family structure which would encroach into minimum required front and exterior south side yard setbacks and exceed the maximum permitted impervious surface.

Section 1120:15 of the Zoning Ordinance requires a minimum front yard setback of thirty-five feet and an exterior south side yard setback of thirty feet. The applicant proposes a front yard setback of thirty-one feet and an exterior side yard setback of twenty-two feet for the proposed second story addition. The proposal requires a variance of four feet of the required front yard setback and eight feet of the required exterior south side yard setback. The proposed second story addition would comply with north side yard and rear yard setback.

Section 1120:15 of the Zoning Ordinance requires a minimum exterior side yard setback of thirty feet. The applicant proposes an exterior south side yard setback of twenty for the proposed addition. The proposal requires a variance ten feet of the required exterior south side yard setback.

6. New Business

Discuss – Impervious Surface Requirements

7. Adjourn

Next Council Meeting – Wednesday, September 5, 2012

Next Planning Commission Meeting – Wednesday, September 19, 2012