

**GREENWOOD PLANNING COMMISSION**

**Date: Wednesday, September 19, 2012**

**Location: Deephaven Council Chambers  
20225 Cottagewood Road**

**Time: 7:00 PM**

- 1. Call to order/roll call**
- 2. Approve agenda**
- 3. Minutes of August 15, 2012**
- 4. Liaison Report**
- 5. Public Hearings**

**Chip Fischer, 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, lake 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 five feet for the proposed single family home. The proposal requires a variance of twenty-five 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 nine feet for the proposed single family home. The proposal requires a variance of six feet east 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 five feet for the proposed single family home. The proposal requires a variance of twenty-five feet of the front yard setback.**

**Section 1120:15 of the Zoning Ordinance requires a minimum lake yard setback of fifty feet. The applicant proposes a lake yard setback of thirty-nine feet for the proposed single family home. The proposal requires a variance of eleven feet of the lake 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 6.5%.**

**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 36,840 cubic**

**feet. The applicant is seeking a variance to exceed the maximum permitted above grade structure volume by 4,459 cubic feet.**

**6. Old Business**

**Discuss** – Impervious Surface Requirements

**7. Adjourn**

**Next Council Meeting – Wednesday, October 3, 2012**

**Next Planning Commission Meeting – Wednesday, October 17, 2012**