



Legislation Details (With Text)

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Title: BA-14-15 CONSIDERATION OF A VARIANCE REQUEST FOR THE PLACEMENT OF NEW PERMANENT CANOPIES.

Sponsors:

Indexes:

Code sections:

Attachments: 1. BACKGROUND INFORMATION - BA-14-2015, 2. OTHER - STAFF RECOMMENDATION

Date	Ver.	Action By	Action	Result
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TO: Board of Adjustment

FROM: Benjamin J. Ziskal, AICP, CEcD, Director of Economic Development

DATE: July 14, 2015

BA-14-15 CONSIDERATION OF A VARIANCE REQUEST FOR THE PLACEMENT OF NEW PERMANENT CANOPIES.

BACKGROUND: Code requires all plots of multiple dwellings to have a rear yard of not less than twenty feet in depth plus one additional foot for each two feet in building height, or portion thereof, over twenty-five feet. Petitioner is requesting permission to erect a new permanent canopy structure and replace four existing temporary canopies within the minimum rear setback of the property (north side).

The applicant has proposed to replace an existing permanent "laced" canopy structure, located at the handicap driveway entrance along SW 7 Street, with a new canopy that will widen and raise the existing footprint of the canopy in order to accommodate appropriate emergency access. In addition, the petitioner will replace four existing temporary canopies located in the garden area of the rear yard of the property (north side) with permanent canopies. Due to the nature of the use, the applicant is required to provide secure access to the outdoors for its residents, all of whom suffer from Alzheimer's disease.

RECOMMENDATION: See attached staff recommendation letter.

FISCAL IMPACT: N/A

CONTACT PERSON: Benjamin J. Ziskal, AICP, CEcD, Director of Economic Development