

STAFF REPORT

CASE: BZA010-2014

APPLICANT: Fred Haney

LOCATION: 1341 Sugarhill Lane
6.192 acres
Lot 12-Washington Mill Farms 2

ZONED: A-1 (Agricultural) District

REQUEST: Area/dimensional variance from Section 4.13 C. 6. of the Sugarcreek Township Zoning Resolution to allow for the construction of a 24' x 48' detached garage in the front yard

DATE: September 25, 2014

DESCRIPTION OF REQUEST

Property Location: The subject property is 1341 Sugarhill Lane located in the A-1 (Agricultural) District. It contains a single-family dwelling constructed in 1977.

Applicant Proposal: The applicant is requesting an area/dimensional variance from Section 4.13 C. 6. of the Sugarcreek Township Zoning Resolution to allow for the construction of a 24' x 48' detached garage in the front yard. The structure is proposed to be located at a setback of roughly 288' from the front property line.

Zoning of Adjacent Parcels: The parcels to the north (single-family residential uses in the Hill Top Acres subdivision), south, east and west (all residential uses in the Washington Mill Farms subdivision) are zoned A-1 (Agricultural) District.

Subject Site:



Topographical Map:



Applicable Articles and Findings of Fact:

- Section 4.13 of the Sugarcreek Township Zoning Resolution regulates Accessory Uses and Structures.
- Section 4.13 C. 6. points to Table 4-6 Permitted Accessory Uses and Structures in determining permitted yard locations for accessory uses and structures. Table 4-6 establishes that detached garages are permitted only in side and rear yards. The applicant is requesting approval to construct a detached garage in the front yard.
- Section 3.07 D. differentiates between area/dimensional variances and use variances. Per Section 3.07 D. *“Area/dimensional variances are where an applicant requests a variance of a dimensional or quantitative standard in this Resolution (i.e. setbacks, height, landscaping requirements, etc.). Use variances are where an applicant requests that the BZA approve the use of a property, structure, or building that is not otherwise permitted in the applicable zoning district.”* The applicant’s request is for an area/dimensional variance.

Staff Comments:

Staff notes that the principal structure on the parcel is oriented such that the front of the house faces the side property line. Staff has provided a topographic map of the subject property. There is a pond as well as the septic system located to the rear of the principal structure. The BZA will need to determine if, owing to special conditions, a literal interpretation of the Zoning Resolution will result in practical difficulty with respect to the applicant's request using the standards outlined in Section 3.07 D. 1. as a guide.

Cara K. Tilford, AICP
Township Planner/Zoning Official