

Memo

To: City Council
From: Bryan Myrkle, Community Development Director
Date: May 19, 2017
Re: Setback Variance - 627 W. Seminary Street

John Little, owner of Charlotte Cabinets, is proposing the construction of an accessory building at 627 W. Seminary Street that would serve his business located at 629 W. Seminary.

When I evaluated the proposal, I determined that it is not in conformance with the zoning code, and I did not approve it. Mr. Little has applied for a variance from the Zoning Board of Appeals, and we have scheduled a hearing for your meeting on Monday evening to get public input on the proposal.

However, in talking to the Building & Fire Department about this project, there are issues with fire and building codes that go beyond our local zoning code that will have to be addressed before the project could be pursued, even if the Council (acting as ZBA) were to grant the variance.

For those reasons, we do not have any resolution or other action on the agenda. Rather, we are recommending that council members listen to any public comments on the proposal on Monday, and let Mr. Little work through the issues with the building and fire codes.

Once those are addressed, the council can take action on any variances that may be needed when the project proposal is finalized. It may also be the case that addressing the fire and building issues would alleviate the need for a zoning variance.

Additional info:

For your reference, I am including two drawings supplied by Mr. Little.

Also, since the hearing notices were sent out, I did hear from two different property owners about the proposal. Raymond and Jamie Goheen, of 638 W. Henry Street inquired about the project, but did not object to the proposal. William Butler, of 636 W. Henry Street, did object to the proposal. He said that drainage from Charlotte Cabinets is already a problem that would likely be made worse and that the rear of the property is not well-maintained and a lot of junk is stored there.

621 W. SEMINARY

EXISTING
HOUSE

627 W. SEMINARY

EXISTING
HOUSE

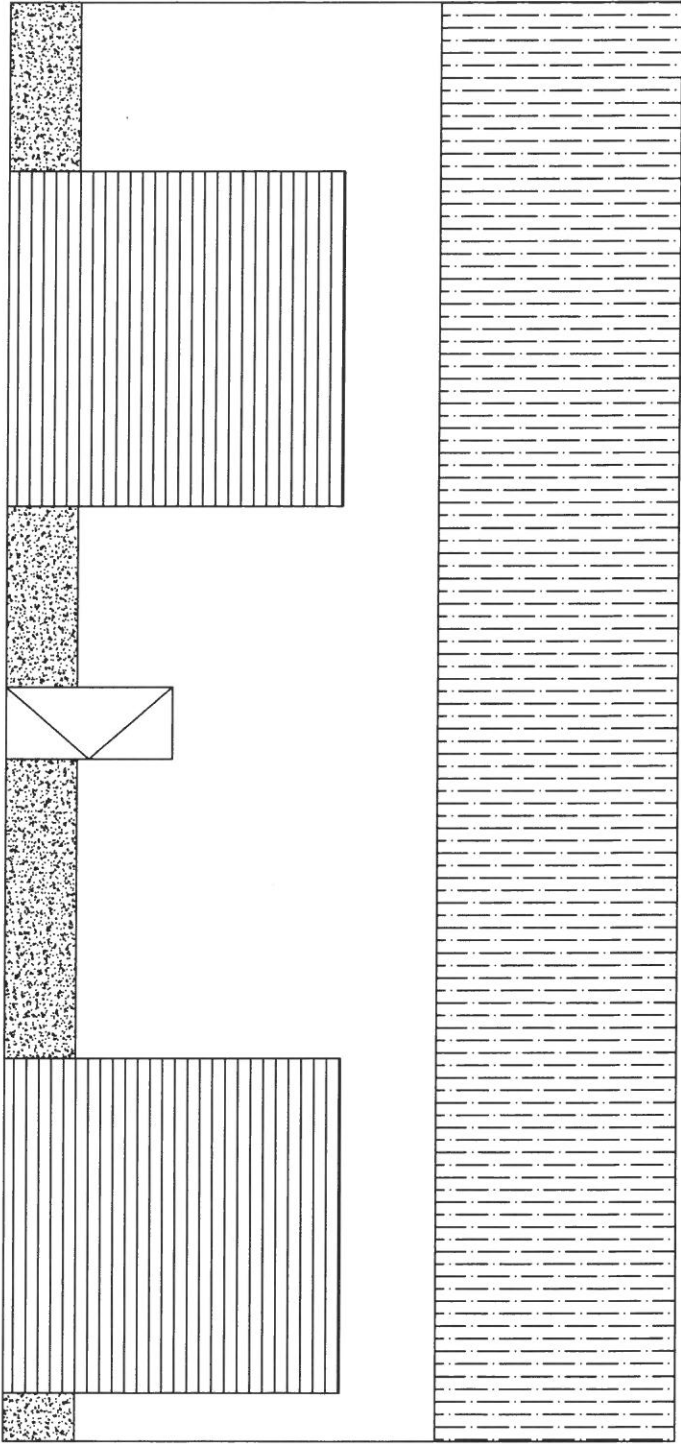
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PROPOSED
NEW BUILDING

ELEVATION

629 W. SEMINARY

CHARLOTTE CABINETS, INC.

66'



ELEVATION