Board of Adjustment

AGENDA ITEM REPORT

D.2

To: Board of Adjustment

Subject: Hold a public hearing, discuss, consider, and act upon a request for a variance to the Unified Development Ordinance (UDO), Section 3.04.04 Supplemental Development Standards, Subsection A. Accessory Buildings, including but not limited to the location of the accessory structure with respect required setbacks at the property located at 458 Clay Road which is zoned Industrial (I). **Case 1835-ZBA/458 Clay Rd. Accessory Building**.

Meeting: Board of Adjustment - March 3, 2025

Department: Development Services

Staff Contact: Laura Evans

SUGGESTED ACTION:

For the reasons explained in the background memo, Staff recommends denial of the variance request.

BACKGROUND INFORMATION:

The property is located near the northeast intersection of Clay Road and East Scyene Road, within the Industrial (I) zoning district. The property was recently replatted from three platted lots and one unplatted tract combining them into one platted lot.

The subject property, being 10.23 acres in size, can have a total of five accessory structures with a combined floor area of not more than three percent of the lot, which would be approximately 13,364 square feet. All accessory structures should meet the required accessory building setbacks per the UDO.

PUBLIC NOTICE:

Letters were sent to neighboring property owners within 200 feet of the subject property. The Town has received one response in support of the variance request.

ATTACHMENTS:

Staff Report

Map
Plat
Aerial