



To: BZA/PRC
From: Jason Foster, Community Development Administrator
Date: May 29, 2024
Subject: Staff Report for 2024-BZA-02: 1796 Bledsoe Drive (Eric Bolin)

Summary of the Request

The applicant, Eric Bolin, is requesting a variance of Zoning Code Section 18.05 A to allow the construction of a 672 square foot addition to an existing accessory building at 1796 Bledsoe Drive.

The addition is a 24 x 28 x 14, stick built garage with storage. The proposed addition will be finished with T-111 siding, multiple windows, two, man doors, and asphalt shingles. The addition is also shown to have gutters connecting to an existing drainage system moving water from neighboring properties to the street.

Staff received eight letters of support from neighboring properties. A map showing the location of the authors in relation to the applicant was included in your packet.

The existing detached building was approved to be used as a home occupation (hair salon) through the variance process in 1999. Subsequently, the necessary certificate of zoning compliance was applied for and approved. The salon is still currently active.

Applicant Information

Eric Bolin, Owner

Current Zoning District

R-1A

Parcel Identification

L35000100100007400

Additional Actions or Next Steps to be taken by the City

If the variance request is approved, the applicant will apply for permits through the City and Greene County

Applicant's Reason for the Request

The variance request is to extend an existing building on the property for the purposes of a garage and added storage.

Surrounding Land Use within 1,000 Feet

Residential

Previous Related Development Decisions in the Immediate Area

BZA Case 99-01 was approved on January 20, 1999 to allow a home occupation (hair salon) to be operated out of the detached garage at 1796 Bledsoe Drive. The necessary certificate of zoning compliance was obtained after the variance approval.

Comprehensive Plan Applied to the Geographical Area

N/A

Existing Public Utilities

All utilities are present at the property

Soil Survey Data

N/A

Classification of Streets, Traffic Volumes & Direction, Planned Improvements

N/A

Flood Plain Information

The property is not within the flood plain

Comments from City and County Agencies

None

Supporting Maps & Graphics

Attached to packet

Staff Recommendation

Staff recommends the Board consider the variance.

