

# Lumberyard Commercial Site Plan Waiver



## Location:

- 137 S Wilson Street
- 0.30 acres

## Applicant:

- Derek Scheler

## Item for approval:

- Commercial Site Plan amendment with waiver to allow for a detached accessory buildings and structures yard regulations Waiver (24-041)

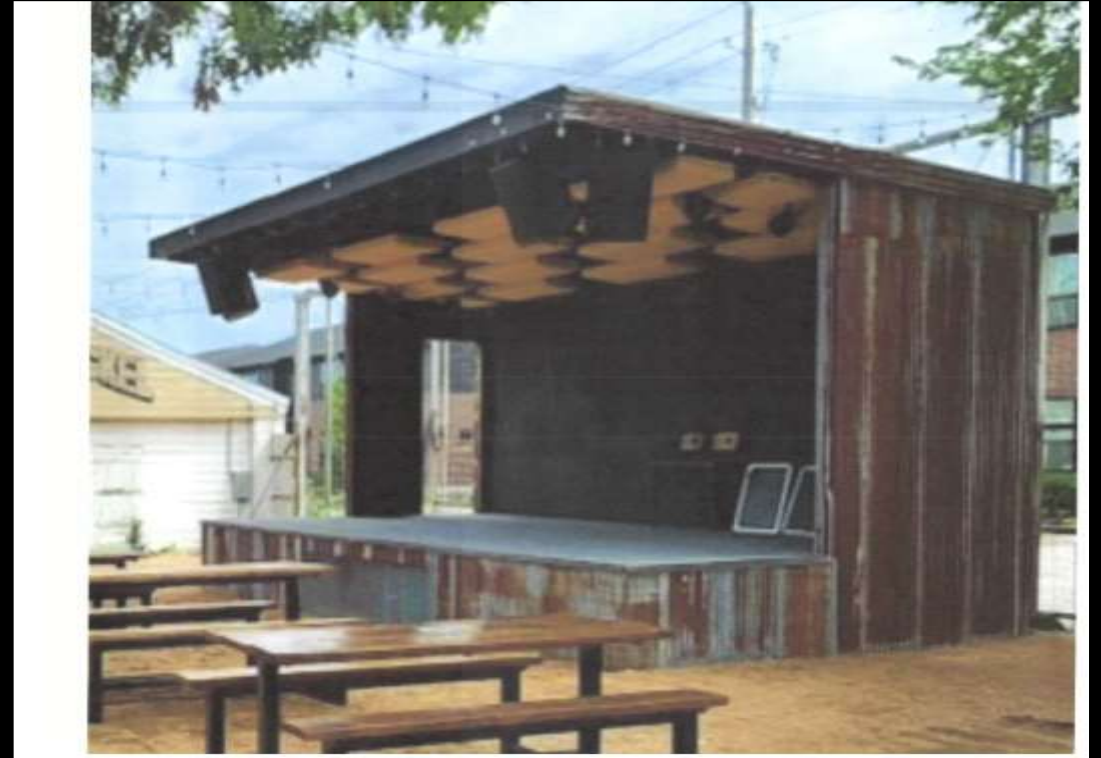


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## Background

The Lumberyard is requesting a Commercial Site Plan amendment with a waiver to allow for the construction of a detached accessory structure (outdoor stage) that will be placed in front of the main building.





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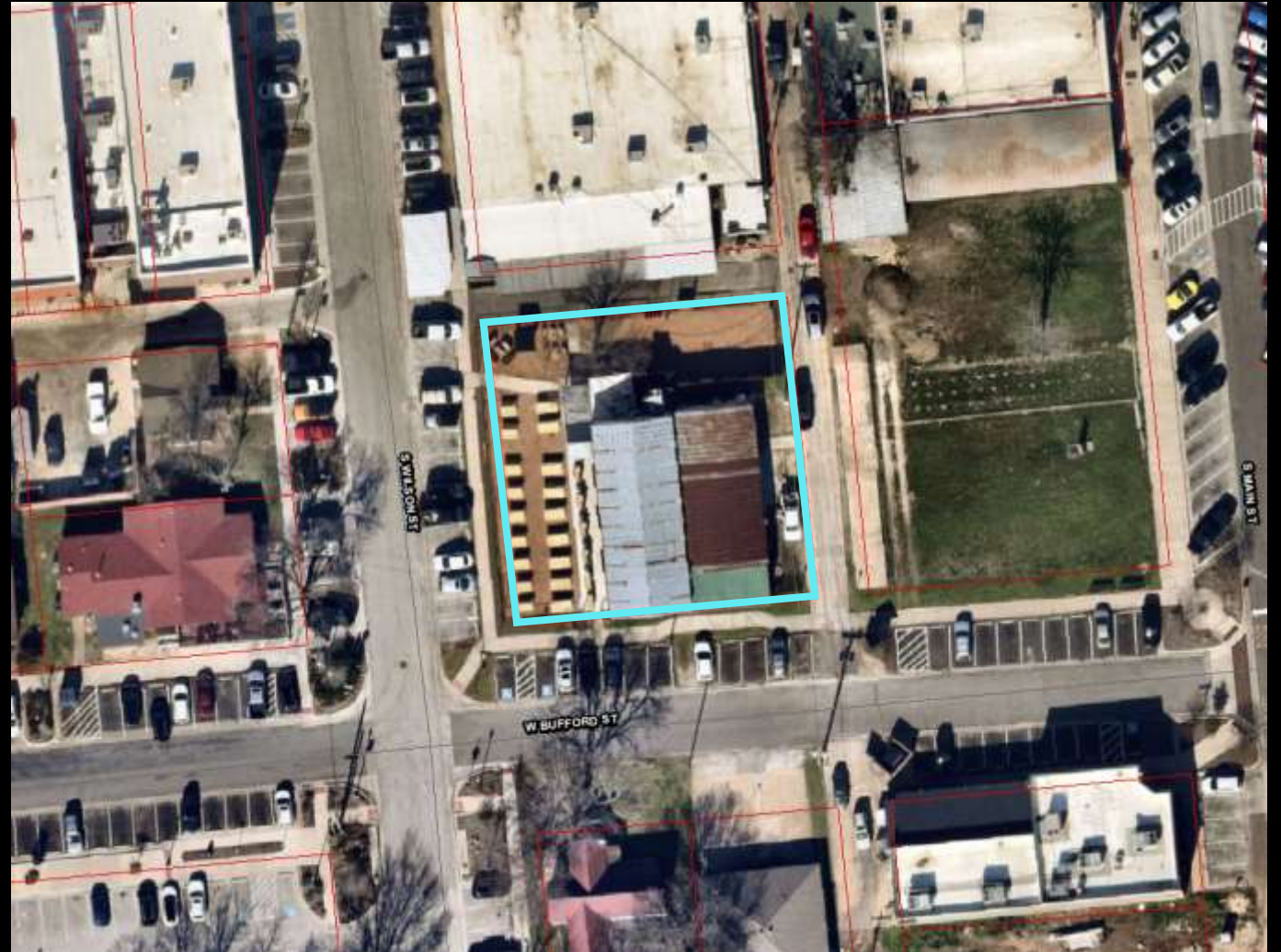


## Request

- Allow for a Commercial Site Plan amendment with a waiver to allow for the construction of an accessory structure in front of the primary structure.

## Waiver Summary

*Sec. 132-115 Accessory buildings and structure yard regulations: (a): Front Yard. Attached accessory buildings or structures shall have a front yard not less than the main building. **Detached accessory buildings or structures shall be located in the area defined as the rear yard.***



# Lumberyard Landscaping Waiver



## P&Z Summary

There were questions raised by the Commission about sound projections onto neighboring properties.

## Vote

Recommended approval by unanimous vote

## Discussion

None

## Speakers

None

# Lumberyard Commercial Site Plan Waiver



## Staff Recommendation

Staff recommends approval of a resolution for a Commercial Site Plan amendment with a waiver to allow a detached accessory structure in front of the main building located at 137 S. Wilson Street as proposed by the applicant.

- The rear yard of the property is not conducive for an outdoor patio.
- The analysis determined that the additional runoff generated by the detached accessory structure would not cause adverse effects offsite or downstream.

