



**SUMMARY:** The Community Development Department has received an application from Linda Carter (Western Carolina Community Action, Inc.) for the Board of Adjustment to authorize the extension of a structure that contains a nonconforming use located on the parcel at 911 Tebeau Drive (PIN 9569408533), under Section 6-2-1 (b) Nonconforming Uses. The subject property is currently zoned R-15, Medium-Density Residential.

Section 6-2-1 (b) provides that the Board of Adjustment (BOA) may authorize such a change if they find that:

- 1) The proposed enlargement or extension shall be de minimis in relation to the existing building or structure.
- 2) The proposed enlargement or extension shall not increase the intensity of the nonconforming use, which is to say, it will not result in an increase in dwelling units for a residential use nor in gross floor area for a nonresidential use.
- 3) The proposed enlargement or extension is designed so that it will not render the use of the property any less compatible than it is in its existing circumstances.
- 4) The authorization of such proposed enlargement or extension is not otherwise contrary to the public health, safety or welfare.

**REQUEST:** The Applicant is requesting to construct a 14' x 20' storage building on the rear corner of the property to be used for a nonconforming use. (*Exhibit A*).

On May 12, 2021, the Board voted to grant the Applicant's request to alter a structure that houses a nonconforming use in order to construct a childcare center in an existing building on the property.

The Applicant is now requesting to expand the structures associated with the non-conforming use with the construction of a 14' x 20' storage building for playground equipment. The proposed storage building would conform with all other requirements of the R-15 zoning district.

<b>PROJECT/PETITIONER NUMBER:</b>	B24-038-VAR
<b>PETITIONER NAME:</b>	Linda Carter – Western Carolina Community Action, Inc. (Applicant)
<b>EXHIBITS:</b>	<ul style="list-style-type: none"> <li>A. Staff Report</li> <li>B. Application for Authorization</li> <li>C. Warranty Deed</li> <li>D. Site Photos Provided by Staff</li> </ul>