



BOARD ACTION SUMMARY SHEET

MEETING DATE: December 4, 2025

AGENDA ITEM: A-25-005 – 256 S. Broadway St. Dimensional Variance Request

BACKGROUND BRIEF: The applicant is requesting a variance for an accessory structure that has already been constructed within the required waterfront setback.

As requested, the construction of the pergola on the west elevation in the waterfront yard would require one (1) variance from the dimensional standards of the zoning ordinance. The applicant is requesting the following variance from the Zoning Ordinance

ARTICLE 12, SCHEDULE OF REGULATIONS, SECTION 12.02 TABLE – RL ZONING DISTRICT

Waterfront (West) Setback:	Required:	25 ft. minimum
	Existing:	13 ft. 7 in.
	Proposed (Ex.):	13 ft. 7 in.
	Variance:	11 ft. 5 in.

The Board may grant dimensional variances upon finding evidence of a practical difficulty.

RECOMMENDED MOTION(S):

Option A: If the BZA determines the ordinance standards for the requested variance have been met:

A motion to grant an 11 ft 5 in variance from Zoning Ordinance Section 12.02, minimum required waterfront setback standard for the property at 256 S. Broadway St., Parcel ID #09-11-226-036. This variance approval is based on the following findings of fact which the BZA has determined support the establishment of a practical difficulty with ordinance compliance.

- 1) _____
- 2) _____
- 3) _____

Option B: If the BZA determines the ordinance standards for the requested variance have NOT been met:

A motion to deny the requested variance from Zoning Ordinance Section 12.02, minimum required waterfront setback standard for the property at 256 S. Broadway St., Parcel ID #09-11-226-036. This variance is denied because the BZA has determined the applicant has not presented enough evidence to support the finding of a practical difficulty.