



BOARD ACTION SUMMARY SHEET

MEETING DATE: November 6, 2025

AGENDA ITEM: Public Hearing:
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):

1. To open the public hearing for the requested dimensional variance for Item A-25-005.
2. To close the public hearing for the requested dimensional variance for Item A-25-005.