



BOARD ACTION SUMMARY SHEET

MEETING DATE: April 2, 2026

TOPIC A-26-001 – 356 Oak Ln Dimensional Variance Request

BACKGROUND BRIEF: Proposal to install an accessory mechanical unit.

The applicant is proposing to install a standby whole-house generator in the required street front yard.

This lot has a street front yard and a lake front yard. As proposed, the installation of the generator in the required street front yard would make the use nonconforming. The location of the proposed generator would require one (1) variance from the standards of the zoning ordinance. The applicant is requesting the following variances from the Zoning Ordinance:

ARTICLE 13, GENERAL PROVISIONS, SECTION 13.11.E – ACCESSORY MECHANICAL UNITS

<u>Location Required:</u>	<u>Any yard other than the required front yard</u>
Proposed (Ex.):	Front yard (street)
Variance:	Front yard (street)

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** the requested variance of the required front yard location from the side or rear yard requirement for the property located at 356 Oak Lane, Parcel # 09-02-301-004. 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.*

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 13.11.E, required yard location for an accessory mechanical unit at 356 Oak Lane, Parcel # 09-02-301-004. This variance is denied because the BZA has determined the applicant has not presented enough evidence to support the finding of a practical difficulty.*