



Planning and Community Development Department

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Zoning Board of Appeals Meeting of January 8th, 2025

Application No. ZBA 2025-001

Applicant: Duane Flowers

Location: 11212 Main Street (PIN #0433176016)

Requested Action: Design Review

Existing Use: Professional Services

Proposed Use: Professional Services

Existing Zoning: CG (Commercial – General)

Adjacent Zoning:

North: R1 (contiguous)

East: CR (across Main Street)

South: R1 (contiguous)

West: R1 (contiguous)

Description: The applicant is requesting Design Review approval at 11212 Main Street for the construction of an accessory storage building. This property is the Roscoe Glass Company. The proposed accessory storage building will be used to house equipment and product before it's shipped. The accessory building is currently on the business owner's personal property, and would be deconstructed, transported, and reassembled at 11212 Main Street.

Zoning Analysis: The proposed building would be in the rear yard of the parcel, behind the fencing along the property line. The new building would be closest to the western corner of the parcel. The applicant has provided the following measurements:

	District Standard (CG)	Proposed Building
Height of Building	25 foot maximum	12 feet in height
Lot Coverage	60% maximum	704 sqft addition (24.7%)
Setback to Side Lot Line	10 foot maximum	Agreed to by applicant
Setback to Rear Lot Line	10 foot maximum	Agreed to by applicant

As seen on the WinGIS, the rear of the property is currently covered in a gravel area. In discussion with Village staff, the applicant indicated that this area is intended to be paved with compacted recycled asphalt as the business' budget permits. Eventually, the entire rear yard of

the property will have its gravel replaced with asphalt. There are no public parking spaces in this gravel area and it is screened from public view by a fence along all adjacent property lines. However, as a condition of approval, the area under the proposed building will need to be paved prior to installation of the new accessory storage building.

Recommendation: Staff recommends **approval** of the Design Review request for the construction of a 704 square foot accessory storage building at 11212 Main Street, subject to the following conditions:

1. The area that will be covered by the proposed accessory storage building shall be paved prior to construction.
2. The applicant must provide Village staff the Design Review application form and fee prior to any permits being issued.
3. The accessory storage building shall be at least 10 feet from any and all lot lines.