



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Urbana Zoning Board of Appeals
FROM: Kat Trotter, Planner II
DATE: September 16, 2022
SUBJECT: **ZBA-2022-MAJ-05:** A request by Steven and Deborah Woodward for a major variance to allow a 40-foot by 100-foot garage at 2003 Airport Road in the R-1, Single-Family Residential Zoning District.

Supplementary Memo

On August 11, 2022, the Zoning Board of Appeals considered a major variance to allow a 40-foot by 100-foot Morton-style garage at 2003 Airport Road. Section V-2.C.7 of the Zoning Ordinance allows accessory structures, like garages, to be 1,000 square feet in area, or 50 percent of the floor area of the dwelling, whichever is less. The property is approximately 2.5 acres, and the existing house is approximately 2,300 square feet. At 4,000 square feet, the proposed garage would exceed the maximum area allowed for accessory structures, so a variance is required to allow the request.

At the meeting, the Zoning Board of Appeals discussed the proposed garage's size and setback from the east property line. Ms. Chester suggested that the garage be set back at least 10 feet from the east property line. The applicants have since revised their request: they now propose a 50-foot by 80-foot (4,000 square foot) garage in the rear yard, connected to the existing shed, which would be 10 feet from the east property line. The site plan has been revised to show that 10-foot setback, and the now-linear (east-west) orientation of the garage. If the Zoning Board of Appeals feels that screening should be required on the east side of the lot, the applicants are amenable to a condition to that affect. Staff recommends that any such condition be for landscape screening rather than for a fence, since landscaping should be more visually appealing for the neighbors to the east.

The Zoning Board of Appeals also discussed the potential issue of increased stormwater runoff. The proposed garage would have gutters that would be oriented north/south and direct stormwater runoff south into the open grassland. If the Zoning Board of Appeals has additional concerns about increased stormwater runoff, a condition could be applied to the variance to require the City Engineer to review the garage plans during the building permit plan review.

Eight people spoke in opposition to the requested variance. They were concerned about the size and setback of the proposed garage, and the potential for fumes and noise generated by any automotive work on the vehicles and the vehicles themselves. They were also concerned about the reduction of green space and the potential for future commercial or industrial activity or storage on the lot.

The proposed garage would be subject to the City's building permit and plan review process for new construction. The building must meet all other Zoning Ordinance and building code requirements for the R-1, Single-Family Residential zoning district. The maximum height for an accessory structure in a residential district is 15 feet, measured to the midpoint of a pitched roof. The proposed garage and house are well under the allowable floor area ratio for the zoning district, and the property as a whole

well exceeds the required open space ratio for the zoning district. The use would be incidental to the principal use and structure, a single-family house. The garage would be used solely to store the owner's collectible cars. No commercial or industrial activity would be permitted on the property, as it is zoned R-1, Single-Family Residential, and the use would be required to comply with all requirements of City Code, including the noise ordinance.

The Zoning Board of Appeals requested that the applicants provide a revised site plan showing an increased setback from the property lines for the proposed garage, and a photo of the proposed building type. Staff and the applicants have provided documentation to that end; it is included as an attachment.

Attachments: Exhibit F: Revised Site Plan
Exhibit G: Potential Morton Building Design

cc: Steven and Deborah Woodward, Applicants

Exhibit F - Revised Site Plan



Airport Rd

Landis Farm Rd

Milford Dr

Skyline Dr

Cedarcrest Dr

2708

2712

2710

2708

2003

2709

2708

2707

2707

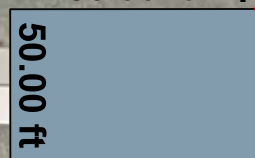
2705

2706

80.00 ft 10 ft

2705

2704



2704

2703

2704

2703

2702

2702

2701

2702

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2608

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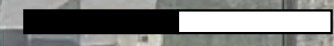


Exhibit G – Potential Morton Building Design

