

21468 Avalon Dr

- **Variance:** To expand a structure occupied by an existing non-conforming use, vs no such building shall be enlarged or expanded to increase the non-conforming use. Per Section: 1139.05 (c)(2)
- **Variance:** To expand an existing non-conforming boathouse with a gross floor area of 845 square feet, vs a maximum of 250 square feet of gross floor area permitted for boathouses. Per Section: 1153.15 (i)(2)
- **Variance:** To construct a boat house with a height of 17'-5" vs the 15' that is permitted. Per Section: 1153.15 (i)(1)

1139.05 NON-CONFORMING USES OF BUILDINGS, STRUCTURES OR LAND.

(c) Structures Occupied by Non-conforming Use.

(1) Extension of Non-conforming Use within Building. A non-conforming use of an existing structure may be extended throughout any parts of a building that were manifestly arranged or designed for such use at the time of adoption or amendment to this Development Code. However, no such use shall be extended to occupy any land outside such building not previously occupied by such non-conforming use.

(2) Expansion of Building(s). No such building shall be enlarged or expanded to increase the non-conforming use, and no additional structures shall be constructed in connection with such non-conforming use unless the Board of Zoning and Building Appeals determines that the proposed changes, additions and/or improvements shall upgrade the activity and make the resulting development more compatible to the district for which it is zoned and more compatible with the adjacent uses.

1153.15 ACCESSORY USES AND STRUCTURES.

(i) Boat House. Boat houses are permitted accessory structures, in compliance with the following:

(1) No part of the structure shall be higher than the average grade of the front yard or have a maximum height of fifteen (15) feet, whichever is lower;

(2) Such boat house shall not exceed 250 square feet of gross floor/water area, and shall be located adjacent to Lake Erie or the Rocky River.