

Hans and Lynn Larsen

21656 Aberdeen Rd

Variance: To construct a detached garage with a side setback of 2'-10" vs the 5' that is permitted. Per Schedule: 1153.15 (1)

Schedule 1153.15				
Permitted Accessory Structures in Front, Side and Rear Yards				
Use	Yard Permitted	Minimum Setback From Lot Line		
		Front	Side	Rear
(1) Detached accessory buildings, including garages	Rear	NP	5 ft.	5 ft.

1123.02 DEFINITIONS.

(70) Garage. A building, or part thereof, used or intended to be used for the parking and storage of vehicles. Attached garage: A garage which is joined to the principle dwelling by no less than eight (8) feet of continuous wall and directly accessible from the living area of the principle dwelling. Any access to conditioned or living space above the garage shall be from the conditioned living area of the principle dwelling only.

The garage is attached by less than 8 feet of continuous wall. Thus, by Code, it would be considered detached.