

**3. William Seabrook**

20360 Parkview Ave

**Variance:** To construct a new garage that is 810 square feet vs. the 600 square feet that is permitted. Per Section: 1153.15 (c)

**1153.15 ACCESSORY USES AND STRUCTURES.**

(c) Accessory Buildings. An accessory storage building shall not exceed one hundred (120) square feet in gross floor area. No more than two (2) accessory buildings, only one (1) of which shall be an accessory storage building, shall be located on a single zoning lot. **The maximum, gross floor area of all accessory buildings on a zoning lot, including detached garages, shall not exceed 600 square feet.** Accessory building shall not contain habitable spaces.

**Variance:** To construct a new garage with a 2' side setback vs. the 5' that is permitted. Per Schedule: 1153.15 (1)

<b>Schedule 1153.15</b> 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.