

9. John Stock

21109 Avalon Dr

Variance: To construct a detached covered patio that is 396 square feet vs the 250 square feet that is permitted. Per Section: 1153.15 (g)(3).

Variance: To construct a detached covered patio with a height of 13'-6" vs the 12' that is permitted. Per Section: 1153.15 (g)(1).

1153.15 ACCESSORY USES AND STRUCTURES.

(g) Detached Decks, Patio Fireplaces, Play Structures, Gazebos, & Pergolas. A detached deck, patio fireplace, play structure, pergola, gazebo, or similar structure shall be considered a permitted accessory use and shall be subject to the following regulations:

(1) No detached deck or horizontal surface shall exceed three (3) feet in height. but **The maximum height of all other structures shall be twelve (12) feet.** All such structures shall be at least seven (7) feet from any property line;

(2) The part of a play structure that is under a roof shall not be greater than fifty (50) square feet in area. For the purposes of this sub-section, slides, swings and similar play equipment shall not be included in the calculation for total surface area; and,

(3) **The total area of any built-in, horizontal surface that is an integral part of the structure (platform area including any covered area and any elevated platforms) shall not exceed two hundred fifty (250) square feet.**