

Total Denials (Full + Partial/Mixed): 97 + 20 = 117

Categorizing Chapter 24

“Chapter 24” is a general zoning ordinance covering various requirements, such as setbacks, parking, lot coverage, and building height. To categorize it, let’s use the descriptive notes in Column H and group similar issues. Based on the 117 denials (97 full + 20 partial/mixed), the “Chapter 24” entries (36 full denials + partial/mixed) can be broken down as follows:

- **Setbacks (Front, Rear, Side):** 25 instances
 - Front yard setback: 9 (e.g., VAR0501, VAR2306)
 - Rear yard setback: 12 (e.g., VAR0303, VAR1803)
 - Side yard setback: 4 (e.g., VAR9602, VAR2402)
- **Parking in Front Yard Setback:** 7 instances (e.g., VAR0132, VAR2302)
- **Lot Coverage:** 2 instances (e.g., VAR9719, VAR9909)
- **Building Height:** 1 instance (e.g., VAR2408)
- **Lot Width:** 1 instance (e.g., VAR2303)

- **Chapter 24 - Setbacks (Front, Rear, Side):** 25 denials
 - Includes front (9), rear (12), and side (4) yard setbacks.
- **Sec. 3.4 - Accessory Building Size (3.4(E)(2)):** 10 denials
 - Denials for oversized accessory buildings.
- **Sec. 25.6 - Signs (including subsections):** 15 denials
 - Includes full (12) and partial (3) denials for sign setbacks, size, and number.
- **Sec. 3.4 - Accessory Building Setbacks (3.4(C)):** 8 denials
 - Denials for accessory buildings too close to property lines.
- **Chapter 24 - Parking in Front Yard Setback:** 7 denials
 - Denials for parking or drives in front yard setbacks.
- **Sec. 3.4 - Accessory Building in Front Yard (3.4(A) & (F)):** 7 denials

- Denials for placing accessory buildings in front yards.

Top 5 Most Used Reasons for Denials:

- 1. Chapter 24 - Setbacks (Front, Rear, Side):** 25 denials
 - Reason: Requests to reduce required setbacks for buildings or structures, often due to lot constraints or non-conforming lots.
- 2. Sec. 25.6 - Signs:** 15 denials
 - Reason: Violations of sign regulations, including setback from centerline, size limits, or number of signs (e.g., requesting two signs).
- 3. Sec. 3.4 - Accessory Building Size (3.4(E)(2)):** 10 denials
 - Reason: Requests for accessory buildings exceeding allowed square footage (e.g., 600 sq ft in LDR zones).
- 4. Sec. 3.4 - Accessory Building Setbacks (3.4(C)):** 8 denials
 - Reason: Accessory buildings placed too close to property lines or main structures, violating setback requirements.
- 5. Chapter 24 - Parking in Front Yard Setback (tied with Sec. 3.4 - Accessory Building in Front Yard):** 7 denials each
 - Reason (Parking): Requests to allow parking or driveways in front yard setbacks, often for commercial properties.
 - Reason (Accessory Building in Front Yard): Requests to place accessory buildings in front yards, prohibited in many zones.

Summary

- **Total Denials:** 117 (97 full denials + 20 partial/mixed denials).
- **Categorized Chapter 24:**

- Setbacks: 25 (front: 9, rear: 12, side: 4)
- Parking in Front Yard: 7
- Lot Coverage: 2
- Building Height: 1
- Lot Width: 1
- **Categorized Sec. 3.4:**
 - Accessory Building Size (3.4(E)(2)): 10
 - Accessory Building Setbacks (3.4(C)): 8
 - Accessory Building in Front Yard (3.4(A) & (F)): 7
 - Accessory Building Height (3.4(G)): 4
 - Second Accessory Building (3.4(I)): 3
 - Other: 2
- **Top 5 Denial Reasons:**
 1. Chapter 24 - Setbacks (25)
 2. Sec. 25.6 - Signs (15)
 3. Sec. 3.4 - Accessory Building Size (10)
 4. Sec. 3.4 - Accessory Building Setbacks (8)
 5. Chapter 24 - Parking in Front Yard / Sec. 3.4 - Accessory Building in Front Yard (7 each)

Residential VS Commercial Final Counts

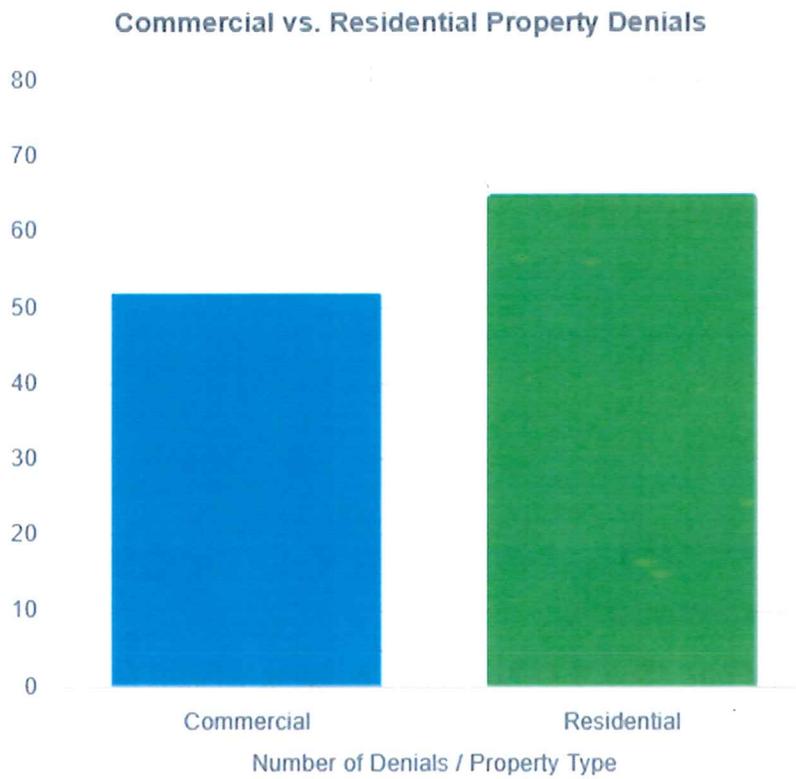
Combining the full and partial/mixed denials:

- **Commercial Property Denials: 40 (full) + 12 (partial/mixed) = 52 denials**

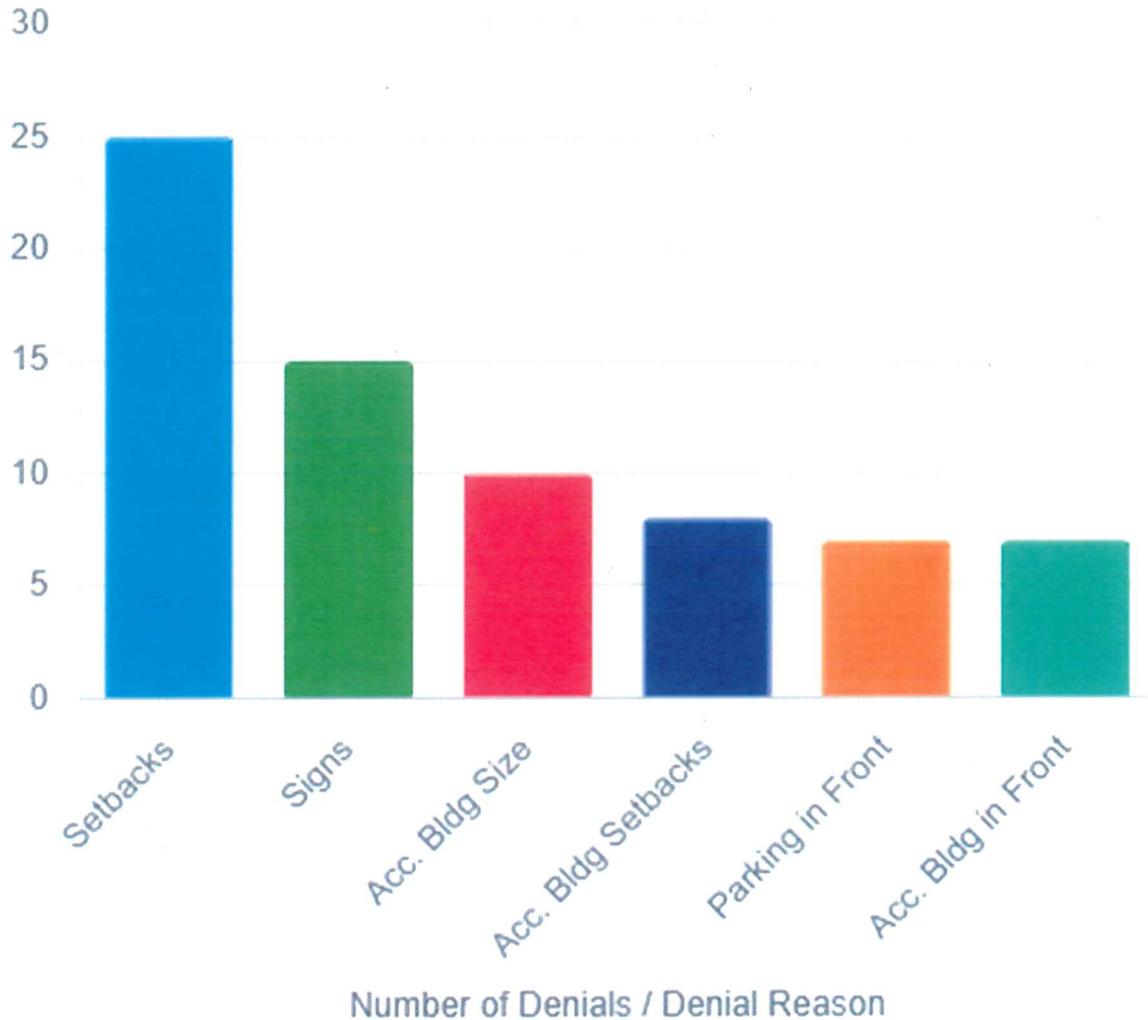
- **Residential Property Denials:** 57 (full) + 8 (partial/mixed) = **65 denials**
- **Total:** 52 + 65 = 117 denials

Summary

- **Commercial Property Denials:** 52 (44.4% of total)
- **Residential Property Denials:** 65 (55.6% of total)
- **Total Denials:** 117



Top Reasons for Variance Denials



Denial Reasons and Frequencies:

1. Chapter 24 - Setbacks (Front, Rear, Side): 25 denials
2. Sec. 25.6 - Signs: 15 denials
3. Sec. 3.4(E)(2) - Accessory Building Size: 10 denials
4. Sec. 3.4(C) - Accessory Building Setbacks: 8 denials
5. Chapter 24 - Parking in Front Yard Setback: 7 denials
6. Sec. 3.4(A) & (F) - Accessory Building in Front Yard: 7 denials