



To: BZA/PRC
From: Michaela Grant, Community Development Administrator
Date: November 14, 2024
Subject: Staff Report for BZA 24-03: 63 West Maple Street (Rancurello)

Summary of the Request

The applicant and property owner, John Rancurello, is requesting approval for variances of Zoning Code Section 18.05A to allow the construction of an accessory structure at 63 West Maple Street, measuring approximately 0.28 acres. The accessory structure is proposed to be 768 square feet (24 feet by 32 feet), 20 feet in height, and 4 feet from the eastern side yard property line (three variances of 18.05A total). The main building material is planned to be wood with tongue-and-groove wood boards with a man door, garage door, and multiple windows. The location of the proposed accessory structure is in the rear yard facing west, with access from West South Street to the back of the lot. The structure's garage doors, man door, and windows are proposed to face west.

Zoning Code for reference (with applicable portions to the request bolded):

18.05A Accessory Buildings

In a residential zone, no garage or other accessory building shall be erected within a required side yard or front yard.

When located at least sixty (60) feet from the front property line and completely to the rear of the main dwelling, the accessory building may be erected not less than eight (8) feet from the side or rear lot lines. Provided that when access to a garage is from an alley, such garage shall be located not less than ten (10) feet from the alley.

When located less than sixty (60) feet from the front property line and not completely to the rear of the dwelling, garages shall be constructed as a part of the main building or connected thereto by a covered breezeway.

Corner lot accessory buildings must be placed within the boundaries of the required rear yard as governed by Article 7, Sec. 7.10, Yard and Lot Requirements.

*No detached accessory building measuring up to three hundred (300) square feet in Residential and B-1 Districts shall exceed one (1) story or twelve (12) feet in height and **no detached***

accessory building in Residential and B-1 Districts measuring from 301-600 square feet shall exceed one (1) story or 15' in height.

Detached accessory buildings (including garages) constructed on a one family lot shall not exceed, in the aggregate, six hundred (600) square feet.

Applicant Information

John Rancurello, Owner

Current Zoning District

R-1B, One-Family Residential

Parcel Identification

L35000100020010500, Lot 13

Additional Actions or Next Steps to be taken by the City

The Board of Zoning Appeals will make a final decision on the variance requests at the November 19, 2024, meeting.

Applicant's Reason for the Request

The applicant wishes to construct the accessory building at the requested size, height, and side yard setback as he feels it is the optimal size for two vehicles and storage/workshop/craft space and to align it with the current 200 square foot outbuilding on the property.

The applicant's statement regarding the request is included in the packet.

Surrounding Land Use within 1,000 Feet

The surrounding land uses within 1,000 feet include various Residential (R-1B, R-1A, R-3), Office Building (O-1), Central Business District (B-4), and Agricultural (A-1).

Previous Related Development Decisions in the Immediate Area (3-5 Years)

BZA Case #17-02 was approved on April 26, 2017, to allow the placement of a 200-square-foot accessory building (shed) 4 feet from the side yard property line. A Special Flood Hazard Area (SFHA) Development Permit was also submitted at that time; however, the property is no longer within the floodplain area. A Home Occupation Registration form was submitted in 2009 for the disposal of wood/cutting firewood not for sale to the public.

Comprehensive Plan Applied to the Geographical Area

The Comprehensive Plan encourages development in the Old Village District.

Existing Public Utilities

Existing public utilities include water, storm, sanitary sewer, gas, and electric.

Soil Survey Data

N/A

Classification of Streets, Traffic Volumes & Direction, Planned Improvements

N/A

Floodplain Information

The property is not in the floodplain.

Comments from City and County Agencies

The Village Review Board formally recommended approval of the request as submitted at their November 6, 2024, meeting.

Supporting Maps & Graphics

Supporting documents are attached.

Staff Recommendation

Staff recommends that the Board of Zoning Appeals consider the request.

