



To: Village Review Board  
From: Michaela Grant, Community Development Administrator  
Date: October 28, 2024  
Subject: Staff Report for VRB 24-02 44 North West Street (McWilliams)

### Summary of the Request

The applicant, Bradley McWilliams, is requesting a recommendation of approval for variances of Zoning Code section 18.05A to allow the construction of an accessory structure at 44 North West Street, measuring approximately 2.376 acres. The accessory structure is proposed to be 1,680 square feet (42 feet by 40 feet) and 16 feet in height (two variances of 18.05A total). The main building material is planned to be metal with two garage doors, man door, and a lean-to. The location of the proposed accessory structure is in the rear yard facing east, with access from the driveway on North West Street. The structure's lean-to is proposed on the left side of the structure facing south, and the garage doors are proposed to face east.

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**

Bradley McWilliams, Applicant  
Mary Lou McWilliams, Owner

### **Current Zoning District**

R-1A, One-Family Residential

### **Parcel Identification**

L35000100020006600

### **Additional Actions or Next Steps to be taken by the City**

The Village Review Board will make a recommendation, and then the Board of Zoning Appeals will make a final decision on the variance request at their November 19, 2024, meeting.

### **Applicant's Reason for the Request**

The applicant wishes to construct the accessory building at the size (1,680 square feet) and height (16 feet) to accommodate recreational vehicle storage.

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, PD-1), Office Building (O-1), Central Business District (B-4), and Agricultural (A-1).

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

In October 2014, a Village Review Board work session was held to discuss options for the property (demolition and rebuild, addition, driveway relocation). The details of this meeting are included in the packet.

### **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**

N/A

**Supporting Maps & Graphics**

Supporting documents are attached.

**Staff Recommendation**

Staff recommends that the Village Review Board consider the request.

