



BOARD OF ZONING APPEALS STAFF REPORT

To: Board of Zoning Appeals Members

From: Elizabeth Fields, AICP, Planner

Meeting Date: May 12, 2025

**BZA 25-02 1100 N. Main Street – Variance Requests to Construct an
Accessory Storage Structure which does not meet the Size,
Height, and Location Requirements in the UDO.**

Property Information: Location: 1100 N. Main Street (Parcel: 0433427008)
 Zoning: R-1A One-Family Residential District
 Property Size: 12.42 acres

Variance Request: The applicant, George Reinke, on behalf of the property owner, Chris Evans, is
 requesting variances from the following sections of the City's Unified
 Development Ordinance (UDO):

Section 1107.11(w)(1)(A): Storage structures shall be located in the rear yard
only and shall be set back a minimum of three feet from the side and rear
property lines.

*Comments: The proposed storage structure is located in the side yard, which is
not permitted in the UDO.*

Section 1107.11(w)(1)(B): Maximum height is 15 feet, except for lots over two
acres where the maximum height is 20 feet. In no case shall a storage
structure exceed the maximum height of the principal building.

Comments: The proposed height of the storage structure is 20.5 feet where a maximum height of 20 feet is permitted (variance request for 0.5 feet).

Section 1107.11(w)(1)(D): The cumulative size of the storage structures shall not exceed 20 percent of the footprint of the square footage of the principal building. For lots over two acres, the cumulative size of the storage structures shall not exceed the square footage of the footprint of the principal building.

Comments: The proposed size of the storage structure is 4,320 square feet where a maximum size of 3,040 square feet is permitted (variance request for 1,280 square feet).

Project Overview:

The applicant, George Reinke, is requesting three variances in order to construct an accessory storage structure at 1100 N. Main Street in the R-1A “One-Family Residential District” that is located in the side yard of the property and which exceeds the maximum size and height requirements.

The subject property is approximately 12.42 acres in size, which is significantly larger than the minimum lot requirement in the R-1A zoning district of 15,000 feet. The principal building itself has a significant front yard setback of approximately 700 feet and is not visible from the front of the property. The storage structure is proposed to be located north of the principal building and a concrete drive is proposed to extend the existing drive to the storage structure. The storage structure is proposed to be set back 725 feet from the front property line, 65 feet from the side property line, and 715 feet from the rear property line.

Comments:

Variance General Standards for Approval:

Standards for Approval: Unless other standards are provided in this UDO for variances from a particular set of design/development standards or regulations, the following Standards for Approval shall apply. Approval of a variances shall only be granted if the Appeals Board finds that all of the following standards are met:

1. Special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures within the same zoning district. (Examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness, or steepness of the lot, etc.).
The property is approximately 12.42 acres, which is significantly larger than other properties located in the R-1A District which has a minimum lot size of 15,000 square feet.

2. The special conditions or circumstances that exist did not result from the actions of the applicant.
The special conditions did not result from the actions of the applicant.

3. There cannot be any beneficial use of the property without the variance.
Without the variance, the applicant will still be able to construct a storage structure that is 3,040 square feet and meets the requirements of the UDO.
4. The variance is not substantial and is the minimum relief necessary to make possible the reasonable use of the land or structures.
The variance for the height of the storage structure is not substantial. However, the variances for the location and size of the storage structure are as the variances would allow a storage structure in the side yard of the property that is approximately 42% larger than what is permitted by the UDO.
5. The difficulty or reason why the applicant is seeking a variance cannot be resolved through any method other than a variance.
A variance is the minimum relief necessary to allow for the storage structure that is proposed.
6. The essential character of the neighborhood will not be substantially altered nor will adjoining properties would suffer substantial detriment as a result of the variance.
The essential character of the neighborhood will not be substantially impacted.
7. The variance will not adversely affect the delivery of governmental services such as water, sewer, and trash pickup.
Governmental services will not be impacted.
8. Granting the variance will be in harmony with the general purpose and intent of the zoning requirement the applicant seeks a variance from and will not otherwise be detrimental to the public's health, safety, or welfare.
Granting the variance will not be in harmony with the general purpose and intent of the zoning requirements.
9. Granting of the variance requested will not confer upon the applicant any special privilege that is denied by this UDO to other lands, structures, or buildings in the same district.
The applicant will be conferred a special privilege that is denied to other lands, structures, or buildings in the R-1A Zoning District.