

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-DV3-025 (Amended)
Address: 6248 Iona Road (approximate address)
Location: Warren Township, Council District #18
Zoning: D-S
Petitioner: Maxwell Fall, by David Gilman
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 20-foot tall, 2,592-square foot pole barn being taller than the primary dwelling (not permitted), and within the front yard (accessory structures not permitted within the front yard).

This petition was continued by the petitioner, from the July 18, 2023, hearing, to the August 15, 2023, hearing.

RECOMMENDATIONS

Staff **recommends approval** of this petition.

SUMMARY OF ISSUES

LAND USE

EXISTING ZONING AND LAND USE

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|-----|------------------------|
| D-S | Single-family dwelling |
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SURROUNDING ZONING AND LAND USE

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|---------|-----|-------------------------|
| North - | D-A | Single-family dwellings |
| South - | D-2 | Single-family dwellings |
| East - | D-2 | Single-family dwellings |
| West - | D-S | Single-family dwelling |

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|--------------------|--|
| COMPREHENSIVE PLAN | The Comprehensive Plan recommends rural, or estate neighborhood uses for the site, with an environmentally sensitive overlay for forest woodlands. |
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- ◇ The 16.8-acre site is surrounded on all sides by large-lot single-family dwellings. To the north, the subject site is heavily wooded with forest woodlands, and slopes down towards Lick Creek.

VARIANCE OF DEVELOPMENT STANDARDS

- ◇ The proposed pole barn would be located approximately 500 feet north of Iona Road, behind an adjacent dwelling, and behind the established front building lines of the primary dwellings on adjacent parcels to the east and west, limiting any negative impacts to adjacent properties.

(Continued)

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- ◇ In the case of the subject site, locating the pole barn behind the primary dwelling would require extensive removal of trees, including heritage trees, and would also present difficulties in design, due to the slope of the property towards Lick Creek. Therefore, locating the barn in front of the established building line would be an acceptable deviation from Ordinance standards.
- ◇ Staff would note that the site is zoned D-S, and the Comprehensive Plan recommends rural, or estate neighborhood uses. This is consistent with suburban agricultural districts, in which large accessory structures are not out of character.
- ◇ The primary dwelling on site is a log cabin, approximately 100 years old, with a 16-foot tall low sloped roof. The proposed pole barn height would be four feet taller at 20 feet and would be shorter in height than adjacent two-story dwellings.
- ◇ The proposed height would not be out of scale, or character, with surrounding uses, and would be located within an area that is partially wooded, further limiting any negative impacts to adjacent properties.
- ◇ In Staff's opinion, the size of the subject site and the proposed location of the pole barn would not impact the dwelling as the primary use on the subject site. Any potential negative impact resulting from the height of the proposed accessory structure, while taller than the primary structure, would be minimized by the separation from adjoining residences, and its distance from Iona Road.

GENERAL INFORMATION

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| THOROUGHFARE PLAN | This portion of Iona Road is indicated as a local street on the Official Thoroughfare Plan, with a 50-foot existing and proposed right-of-way. |
| SITE PLAN | File-dated May 31, 2023 |
| BUILDING ELEVATIONS | File-dated May 31, 2023 |
| FINDINGS OF FACT | File-dated May 31, 2023 |

ZONING HISTORY

2022-UV3-028; 6150 Iona Road (west of site), requested a variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a second single-family dwelling with zero square feet of main floor area, **denied**.

2002-HOV-029; 1423 South Sheridan Avenue (north of site), requested a variance of development standards to legally establish a 4.997-acre lot with zero feet of public street frontage and lot width, **granted**.

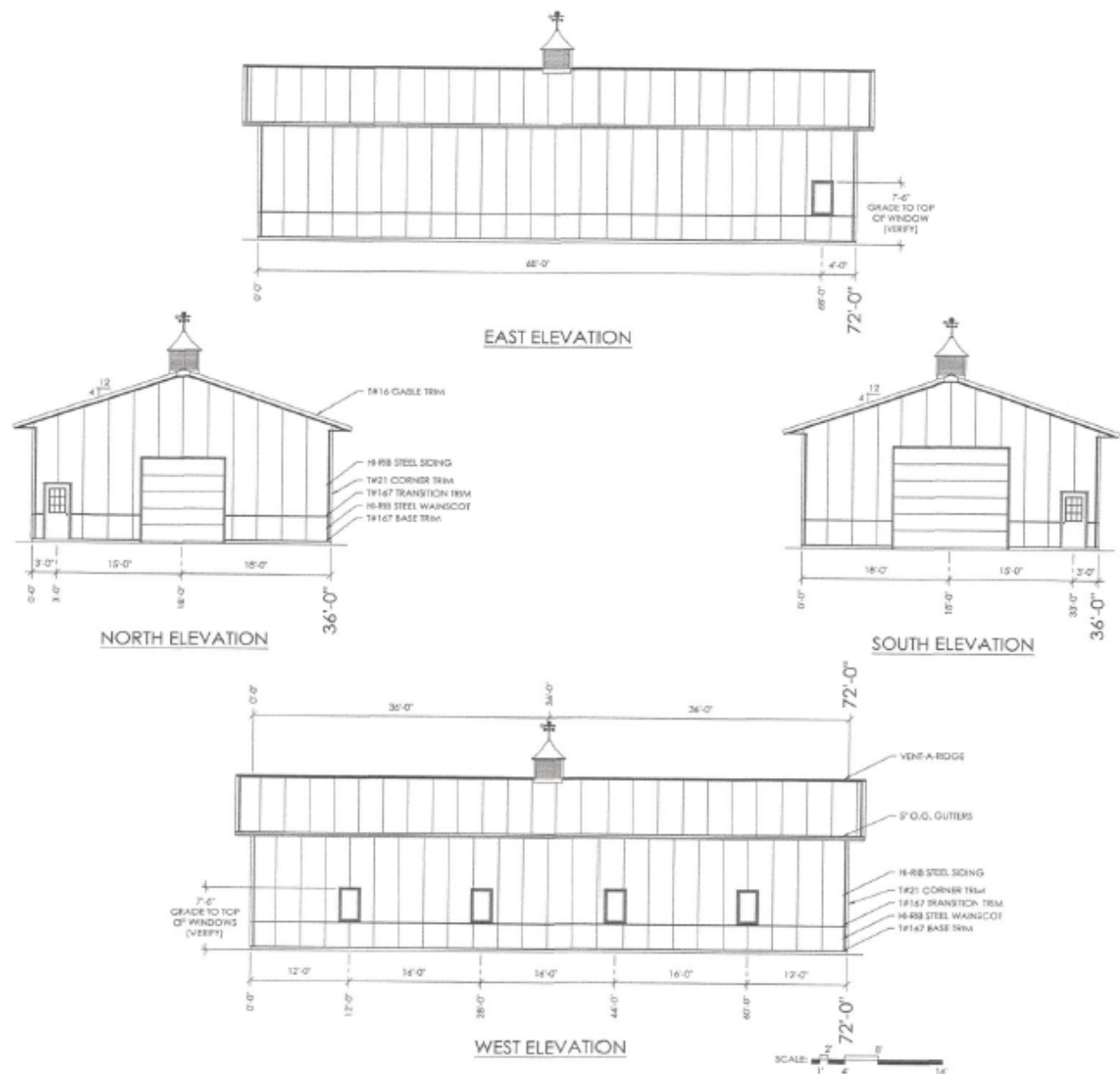
84-V1-116; 6220 Iona Road (west of site), requested a variance of use and development standards to provide for the erection of a single-family dwelling without the required lot width at setback or the required amount of public street frontage, **granted**.

2023-DV3-025; Location Map





2023-DV3-025; Elevations



2023-DV3-025; Photographs



Subject site main driveway, looking north.



Subject site, primary dwelling looking north.



Staked location of proposed pole barn, looking north.



Wooded tree line sight line to the east from proposed pole barn location



Sight line to the south from proposed pole barn location



Pond / wetlands and wooded area along west side of subject site.



Adjacent dwelling out lot, in front of proposed pole barn location



Adjacent dwelling to the east of subject site, looking north.