

## 833 West Street – Maximum Height Exemption

### Background:

Paul M. Aschenbrener (property owner) is looking to develop an accessory structure that exceeds 15 feet in height. 833 West Street is zoned Single-Family Residential (SR-4).

### Relevant Information:

The following information has been identified by the City of Watertown Zoning & Floodplain Administrator as pertinent to this action:

1. Under Section § 550-24F(2)(i):

*(i) Maximum height of accessory structure: 15 feet.*

2. Maximum height exceptions are allowed under Section § 550-83C:

*C. Any building or structure not otherwise accounted for by Subsection B above may exceed said maximum height regulations with the granting of a conditional use permit which specifically states the maximum permitted height of the proposed building or structure.*

3. As a reminder building height for accessory structures are defined under Section § 550-15:

#### **BUILDING HEIGHT**

*The vertical distance from the lowest elevation of the adjoining ground level or the established grade, whichever is lower, to the top of the cornice of a flat roof, to the deckline of a mansard roof, to a point of the roof directly above the highest wall of a shed roof, to the uppermost point on a round or other arch-type roof, or to the midpoint distance of the highest gable on a pitched or hip roof. Unless excepted by specific provisions in this chapter, building height includes the height of any structures attached to a building.*

### Options:

These are the following options, but not limited to, for the Plan Commission based on the information received by the City of Watertown Zoning & Floodplain Administrator:

4. Deny the Conditional Use Permit
5. Approve the Conditional Use Permit without conditions
6. Approve the Conditional Use Permit with conditions identified by the Plan Commission.
  - a. Applicant is proposing 18 feet, the Zoning Administrator is asking for 21 feet to account for variance in property elevations.