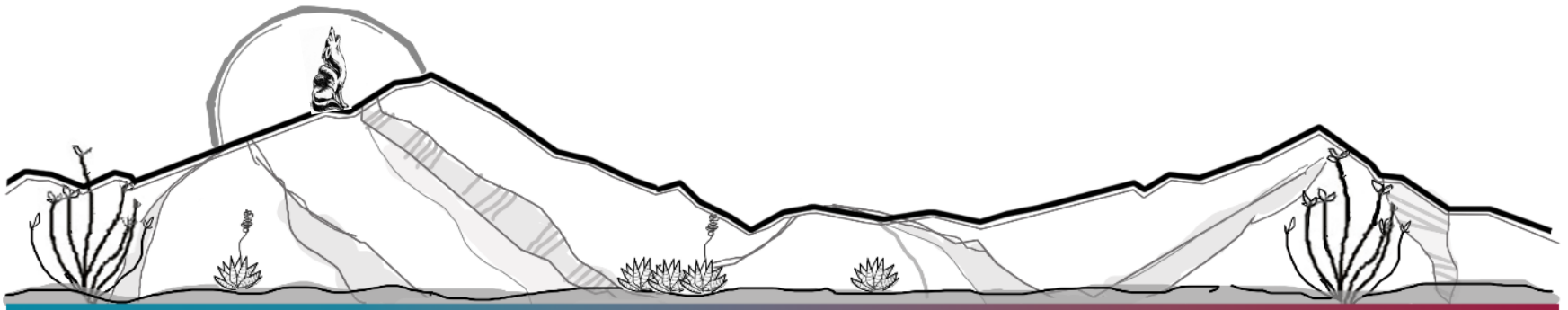


**VAR26-01**  
**Schrader Road**  
**Building Setback & Size**

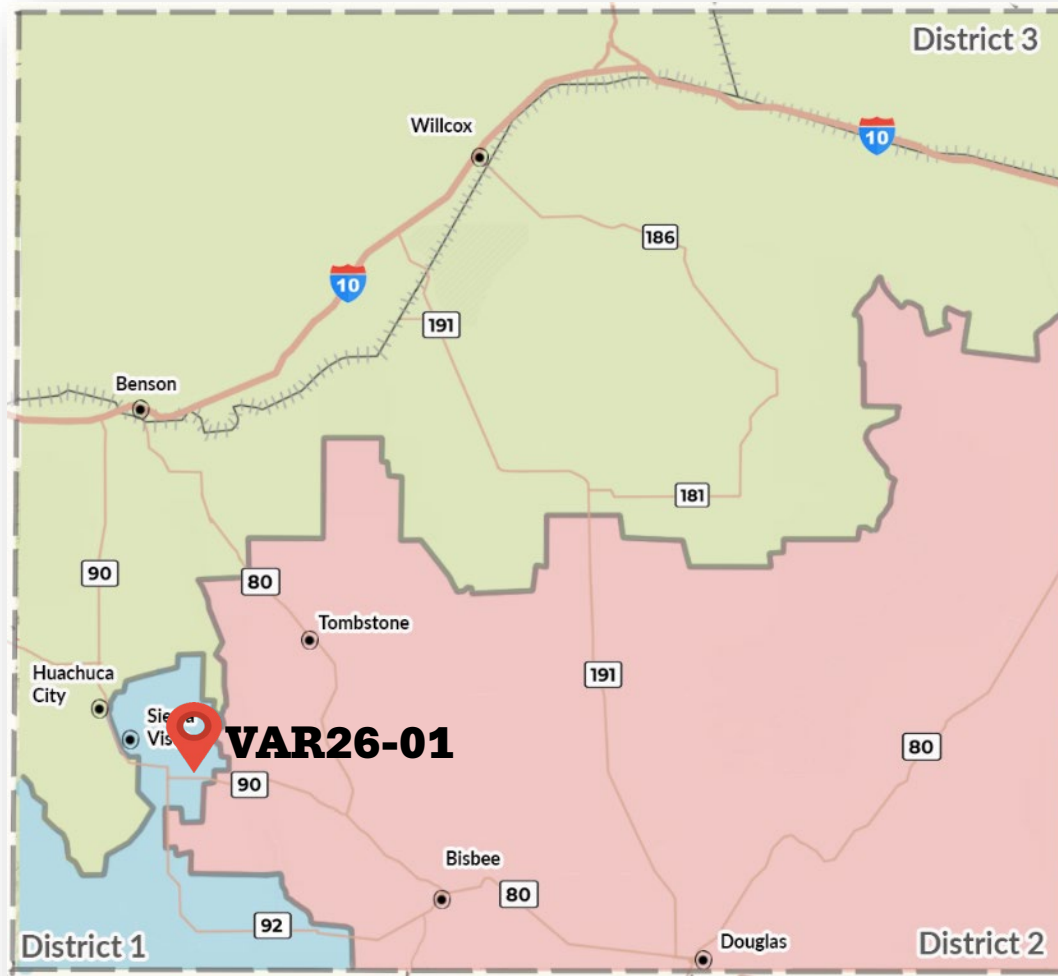
Board of Adjustment  
February 18<sup>th</sup>, 2026



- Applicant: Melissa Botke
- Location: 420 N. Schrader Road  
APN 107-22-098C
- Zoning: R-18
- Variance Requests:
  - Section 2.18.040: Reduce minimum required setbacks for a proposed 5,000 square foot accessory structure from 20' to 10' along the north and west property lines
  - Section 2.18.050: Allow a proposed 5,000 square foot accessory structure to exceed the size of the principal structure by 4,450 square feet



## Vicinity Map



# DEVELOPMENT SERVICES

## Property Location and Zoning

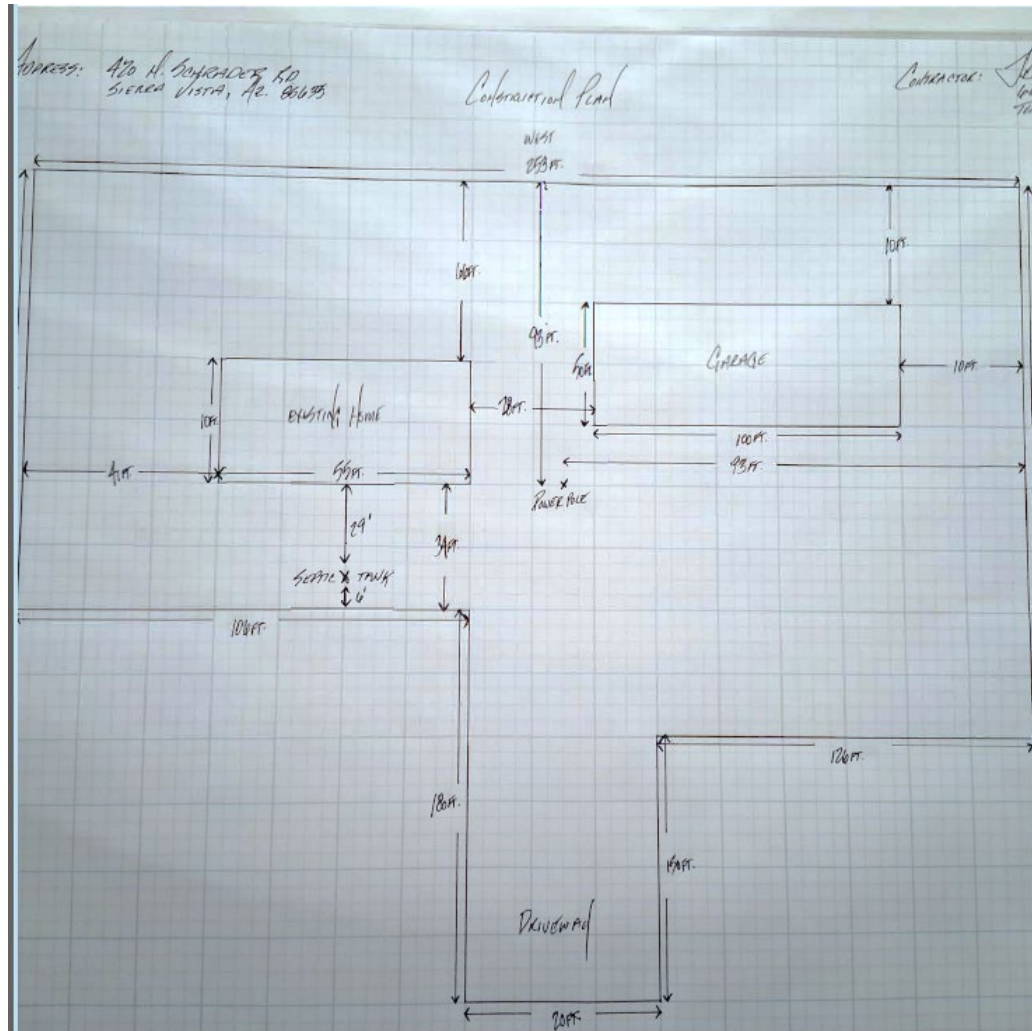


VAR26-01 (Schrader Building Setback & Size Relief)  
420 North Schrader Road (APN 107-22-098C)

N.T.S



## Site Plan

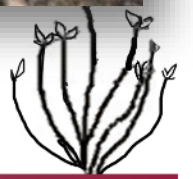


## Site Plan

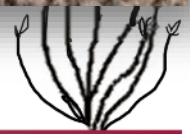
- Existing dwelling height: 18 ft; proposed storage: 12 ft
- §§ 2.18.040 & 2.18.050: Require 20 ft setback; accessory < principal dwelling
- Proposed: 5,000 sf vehicle storage; 10 ft setback from east and north property lines



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



## Variance Factors

- Hardship created by zoning regulations
- Peculiar site conditions
- Hardship is not self-created
- Minimum to afford relief
- Permitted use
- No adverse impacts to surrounding property owners
- Harmony with zoning regulations
- No violation of state or federal law

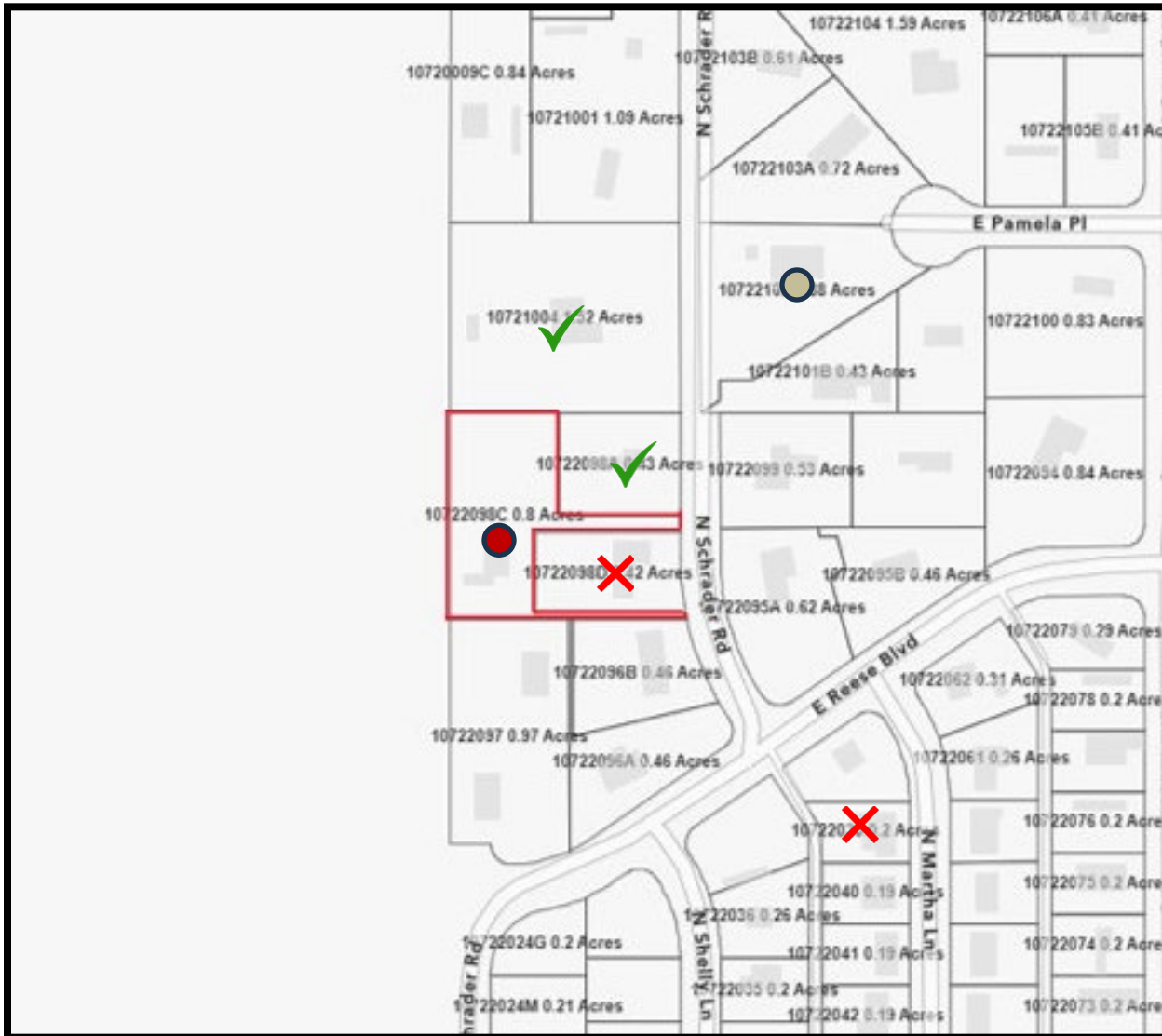


## Public Notice

- 21 – 27 January
  - Legal ad
  - Notices
  - Posting



# DEVELOPMENT SERVICES



## Factors in Favor

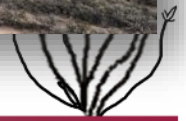
- Complies or partially complies with 4 criteria (peculiar site; adverse impact; permitted use; does not violate state/federal law)
- Accessory structures are allowed by right in residential districts
- Undeveloped State Trust Land to the west
- Property is nearly twice the size required by the zoning district
- Support from two adjacent owners and a neutral response from another neighbor

## Factors Not in Favor

- Does not comply with 4 criteria (zoning hardship; minimum for relief; self-created hardship; general harmony)
- Proposed structure size is out of character with the neighborhood
- Two neighbors submitted responses in opposition



## Applicant Presentation/Discussion



## Recommendation

Based on the factors in favor, Staff recommends approval of Docket VAR26-01 with special conditions:

1. Reduce the required west property line setback from 20 feet to 10 feet for the proposed 5,000-square-foot accessory structure, while maintaining a 20-foot setback along the north property line.
2. Allow the proposed 5,000 square foot accessory structure to exceed the size of the principal structure by 4,450 square feet.
3. The structure shall not be utilized for commercial purposes.



## Sample Motion

I move to approve Docket VAR26-01 with special conditions recommended by staff, the factors in favor of approval constituting the findings of fact:

- Reduce the required west property line setback from 20 feet to 10 feet for the proposed 5,000-square-foot accessory structure, while maintaining a 20-foot setback along the north property line.
- Allow the proposed 5,000 square foot accessory structure to exceed the size of the principal structure by 4,450 square feet.
- The structure shall not be utilized for commercial purposes.



**VAR26-01**  
**Schrader Road**  
**Building Setback & Size**

Board of Adjustment  
February 18<sup>th</sup>, 2026

