



**OCTOBER 24, 2016**

COA 16-61

***Owner/Applicant***

Donald Root/  
 Tuff Shed Inc.

***Location***

209 Avenue E

***Parcel***

2403-705-0071-000-5

***Historic Status***

Contributing structure located in the Edgar Town Historic District.

***Requested Action***

Installation of a new shed coupled with a variance request to deviate from City Code Section 22-3 which requires the accessory structures be limited in size to no more than twenty-five (25) per cent of the main structure, whereas the existing and proposed accessory structures will combine for a total of thirty-seven (37) per cent .

***Recommendation***

Approval with recommendation.

***Staff***

Maria Lewicka, AICP  
 Historic Preservation Planner

Kori Benton  
 Senior Planner

**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**



Contributing



Non-Contributing



Subject Site

**HISTORY**

- 1913 Structure was built.
- 11/19/2001 City Commission adopted the Edgar Town Historic District. This structure is listed as a contributing historic structure.

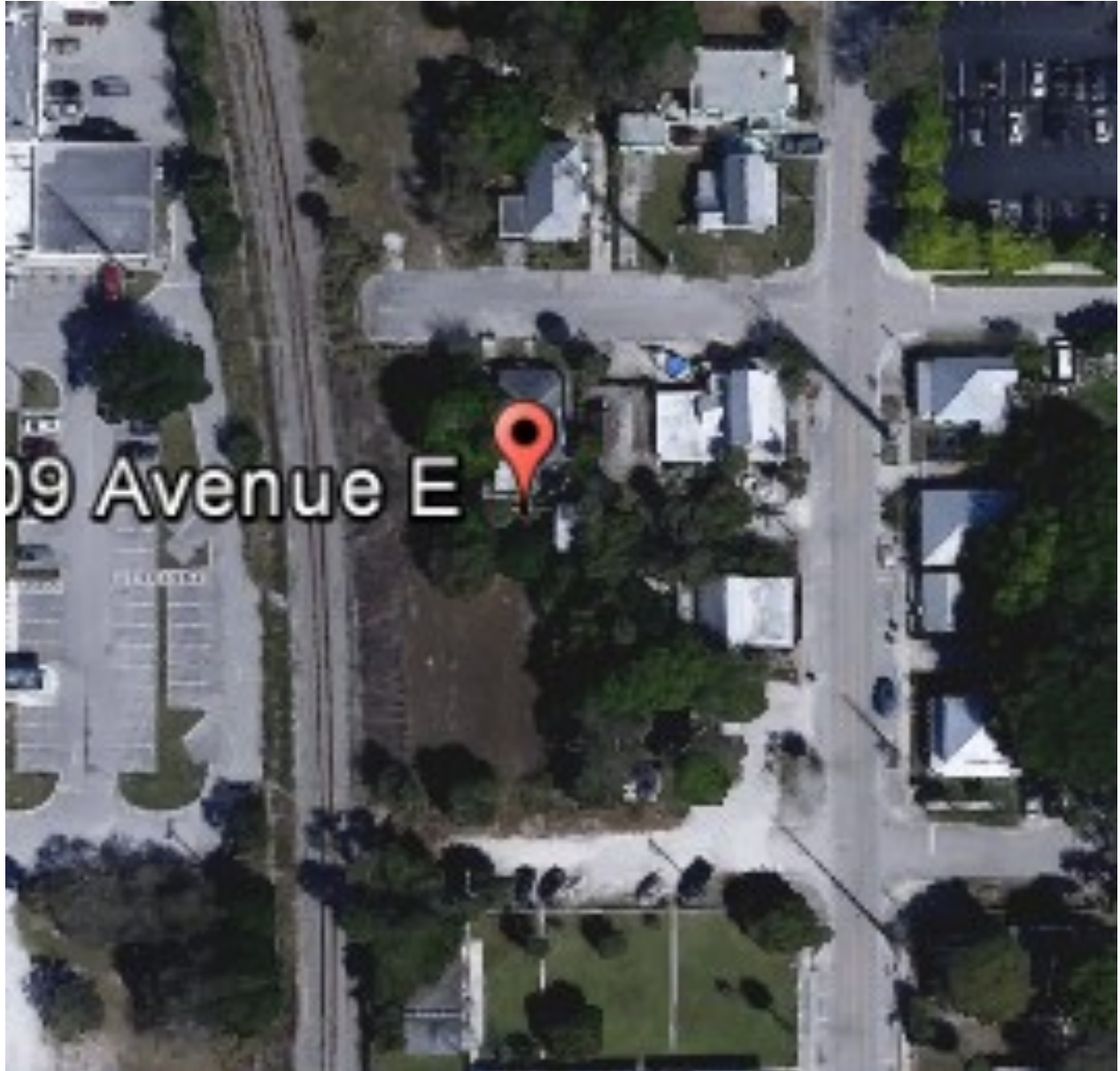
**Architectural Significance**

The building style is one story Frame Vernacular. Notable architectural features include a rectangular plan, hip roof, front porch, and horizontal siding exterior wall fabric.

**Request**

The applicant is requesting approval of a COA for the placement of a new 320 SF shed on a designated historic site at 209 Avenue E. The requested addition requires a variance to deviate from City Code Section 22-3 Definitions, which requires the accessory structures be limited in size to no more than twenty-five (25) per cent of the main structure, whereas the existing and proposed accessory structures will combine for a total of thirty-seven (37) per cent, or 472 SF, collectively.

The color of the proposed shed will be coordinated with the existing home and shed.



**Aerial view of the subject property**

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**Front of the Property**

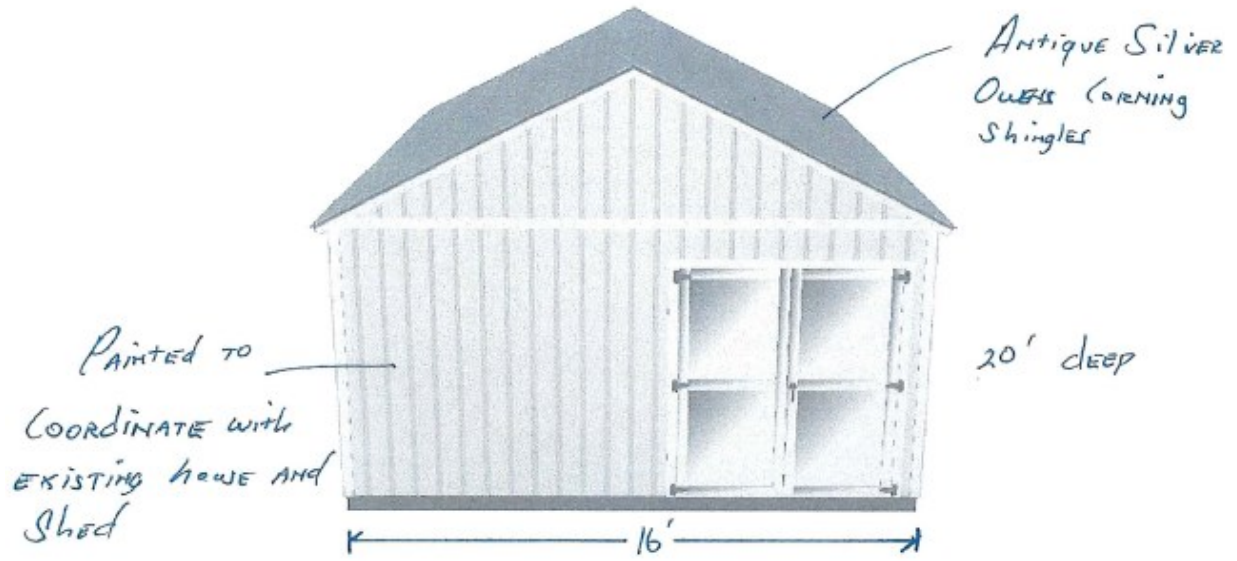


**Rear of the property**



Sundance TR-800 - 16' wide by 20' long by 11'2" high

Model: Sundance TR-800  
Size: 16 ft x 20 ft



Proposed shed



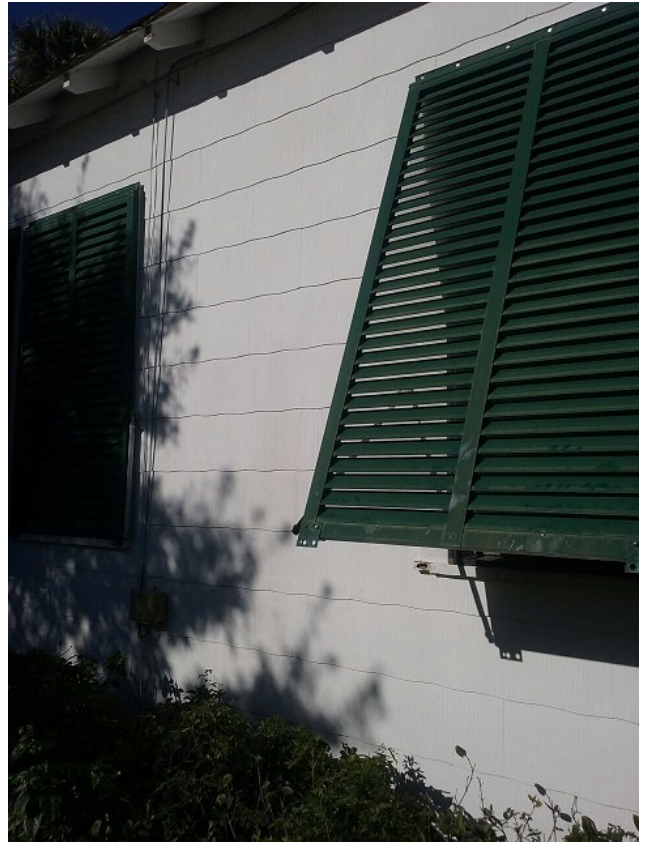
Existing shed



**View from Avenue E**



**View from the end of Avenue E**



**Residence siding detail**

## STAFF ANALYSIS

### Secretary of Interior Standards for Consideration

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

### Sec. 22-3. - Definitions—Generally

*Accessory use or accessory structure:* A use or structure incidental and subordinate to the main use of the property and located on the same lot as the main use. In all residential zoning districts, accessory structures shall be limited in size to no more than twenty-five (25) per cent of the main structure, which size limitation shall be cumulative and calculated in combination with any other existing accessory structure so that the total size of all accessory structures shall not exceed this maximum.

### Staff Recommendation

The requested shed size requires approval of a variance from City Code Section 22-3 which requires accessory structures be limited in size to no more than twenty-five (25) per cent of the main structure, whereas the existing and proposed accessory structures will combine for a total of thirty-seven (37) per cent.

The development pattern of the neighboring properties, mixture of residential and commercial uses with the multiple buildings affirms the size of the proposed shed, exciding by 152 square feet what is allowed by Sec. 22-3, will remain in harmony with the existing development pattern. Therefore, granting of the proposed variance will not be in conflict with the Secretary of Interior Standards and will not present factors which adversely impact the health, safety, and welfare of the community.

In addition, the shed will be placed on the back of the property in a location screened by landscape and the existing fence and will not be visible from the street.

However, the site of the proposed shed is separated from the main structure by a continuous wire fence and wood fence with one gate opening on to Avenue E, suggesting that the shed site has a separate, individual use.

To qualify as an accessory structure to the main use of the property, staff recommends inclusion of a gate or opening in the separating wire fence which would allow direct access to the proposed accessory structure from the residence.

In conclusion, staff recommends approval of the proposed shed as it meets Secretary's Standards #5 and #9 and the proposed variance with a recommendations that the proposed shed's materials and colors assimilate with the overall site and a gate or opening will be included in the wire fence separating shed from the residence.