

7474 163rd Ave NW



Background

- Shed appears to be next to the property line
- Needs to be moved approximately 6 feet over and 12 feet up to meet requirements for setbacks and easements
- A few trees around the shed
- No permit
- Code enforcement letters
 - 4/2/21 – 14 day appeal
 - 4/20/21 – no appeal
 - \$75 citation attached

Options

Move Shed

- Move shed to the front of the sod line to the west
- Between fire pit and play structure would be an acceptable location.
- Ask the City's Building Official for alternative locations abutting the home.

Keep Shed

- Variance and Easement encroachment agreement
- or
- Prove shed is outside of all easements and meets setbacks
 - New survey/as-built
 - Would likely mean trees are on neighboring property lot



Red area represents easements and setbacks, not likely good location for shed

Green area represents where shed can go

Elevations can be noted by the red lines and corresponding numbers



Staff proposed location

Current location

Variance and Easement Encroachment

Variance to Setback Requirement

- Planning Commission looks at:
 1. Practical Difficulty
 2. Uniqueness of Property and Situation
 3. Cannot be caused by landowner
 4. Cannot be for economic reasons alone
 5. Cannot be against character of neighborhood

Cost: \$600 upfront, \$200 non-refundable

Easement Encroachment (for being in drainage and utility easement)

- City Council approves with recommendation from Engineering
 - Engineering would not support this encroachment based on side yard drainage and utility easement and existing room on property for shed elsewhere