

Variance Request
Aaron and Jamie Seifert Residence

8114 Cache Dr
C15-2022-0057

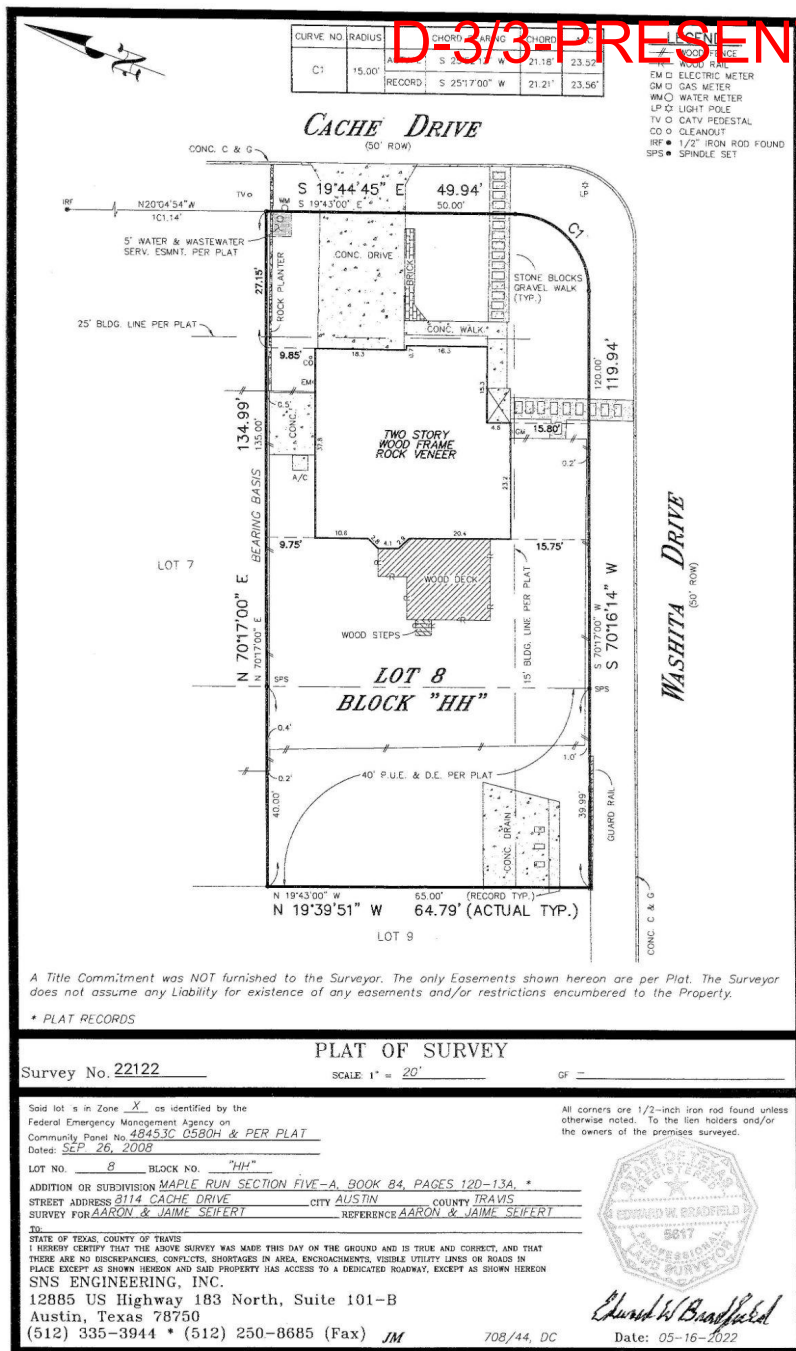
Board Of Adjustment
July 11, 2022

Overview

- To allow Accessory Structure to built in Setback
 - Less than 200 sq ft (192 sq ft)
 - Less than 15 ft tall
 - No plumbing
 - Detached
- To reduce street side setback from 15' to 5'
- The placement of easements for drainage/utilities as well as an existing protected oak tree applicable to the property cause a hardship as it does not allow for reasonable use leaving us no other location to place the accessory structure

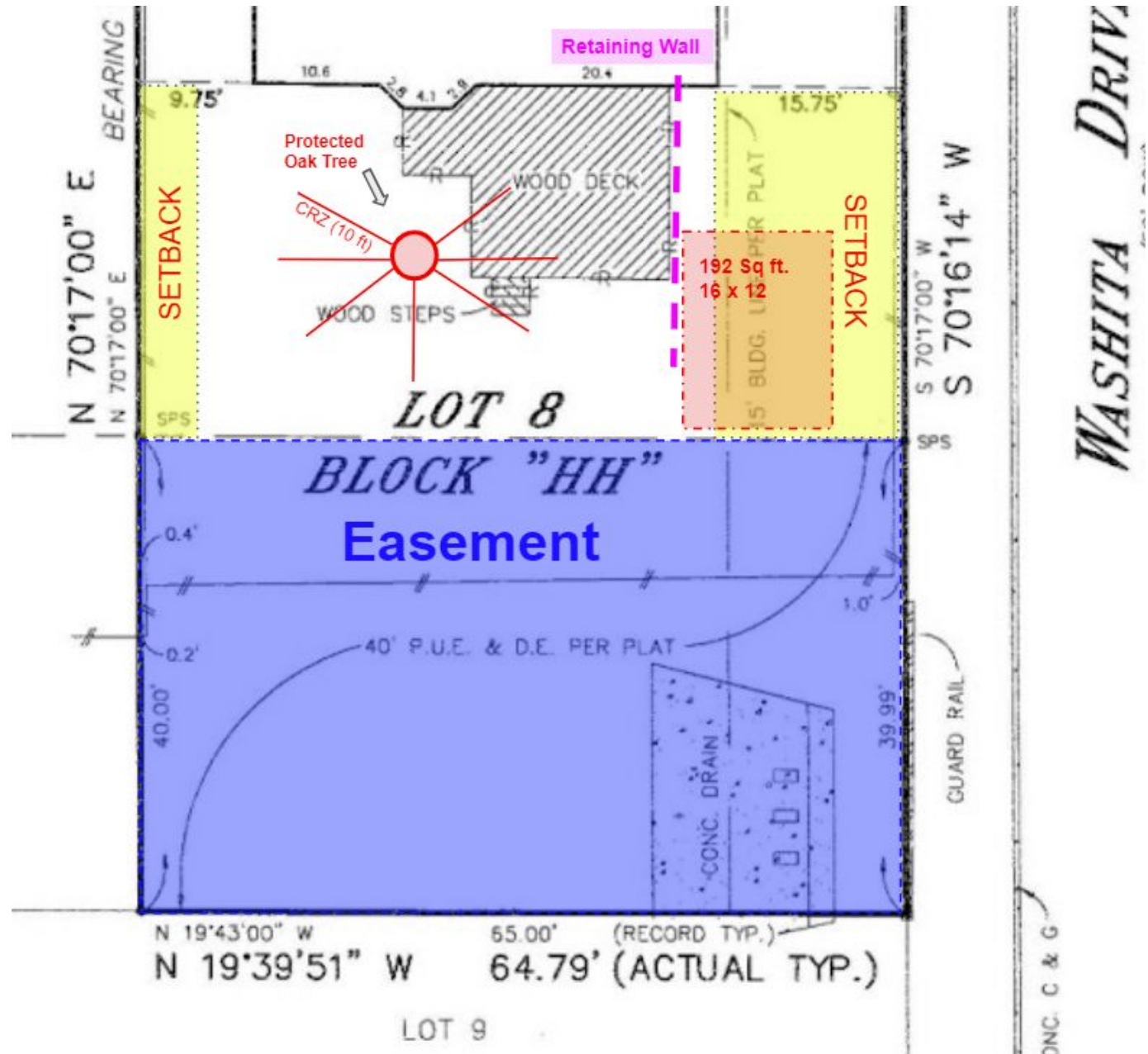
Survey - May 2022

D-3/3-PRESENTATION



Property Survey showing:

- A. Accessory Structure Placement
- B. Easement
- C. Setbacks
- D. Protected Oak Tree and CRZ



D-3/5-PRESENTATION

Photos of Accessory Structure in Current State of Completion and Placement



D-3/6-PRESENTATION

Approval would not Alter the Character of the Surrounding area.



Navigating the Process

In speaking with the city offices in an attempt to understand the building codes, i was told conflicting information:

- We only needed 5 feet from our side yard to build a shed. This turned out to be 15 feet because of the street side setback, but even in reading through the municipal code handbook multiple times, it doesn't state this with regard to sheds/accessory structures.
- Given incorrect codes from city officials when applying for variance (which speaks to the vagueness of the city code)
- Differing opinions of enforcement within the city
- Only after sifting through BOA hearings back to 2021 did I find another case that mirrored our situation. Without that I would have confidently built the structure thinking I was within code.

Easement along back fence



D-3/8-PRESENTATION

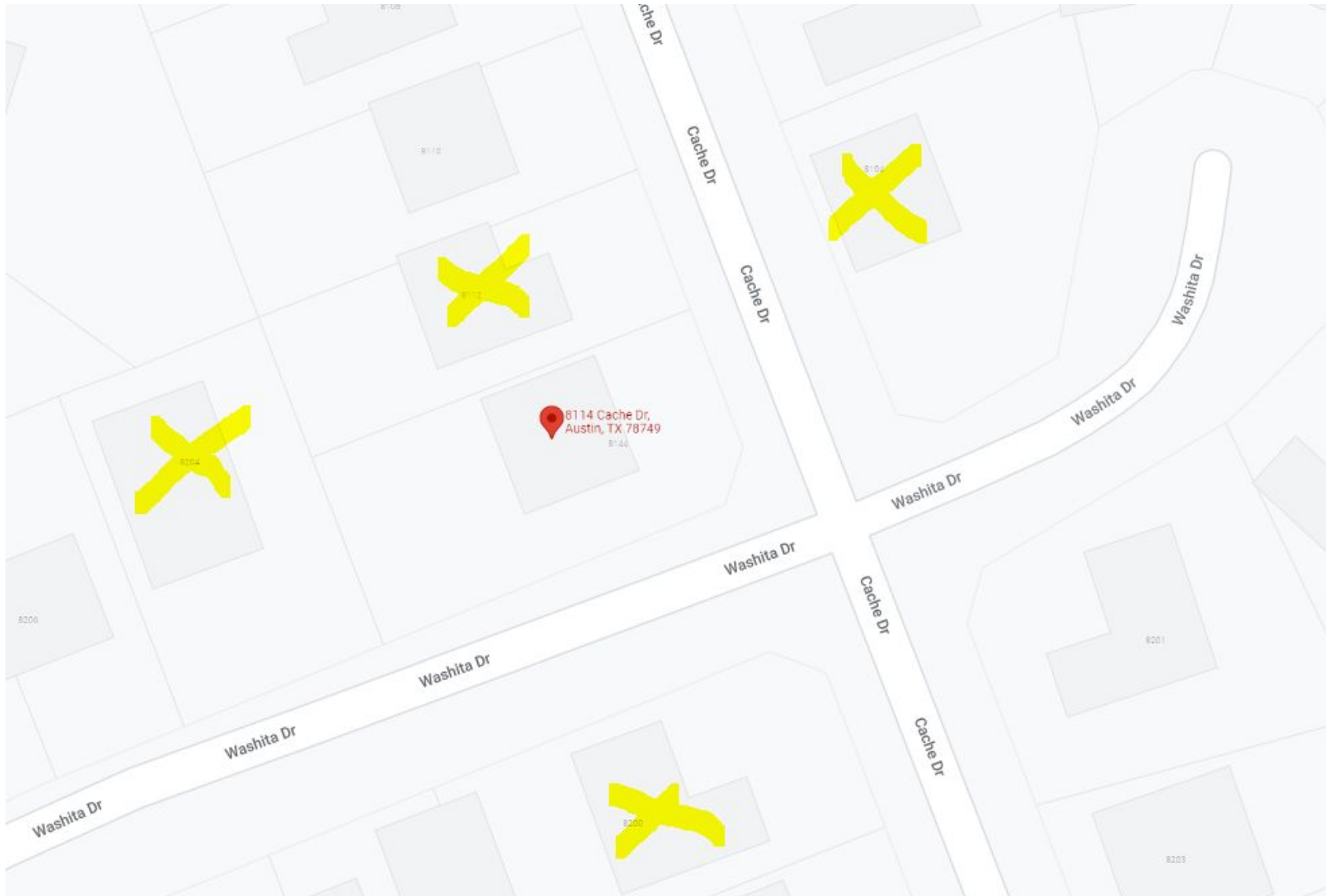
Retaining wall along the building line,
between the Accessory Structure and
existing porch



Protected Oak Tree



Letters of Support from Direct Neighbors



Thank you for your time!