

Memo



To: Board of Appeals
From: Ethan Sowl, Assistant Village Manager/Zoning & Planning Administrator
Date: September 23, 2025
Re: Review of Agenda Items for Thursday, October 23, 2025

Public Hearing 1. Discussion and possible action a variance request from §335-88D(8)(c)[1] and §335-88D(8)(c)[4][b] to allow for an accessory structure with a height above 10 feet and without a permanent concrete foundation for the property located at 1900 Highland Drive.

Geoffrey and Macee Wilber, the property owners at 1900 Highland Drive, are requesting a variance from the requirements for accessory structures to allow for the continued use of the nonconforming 144 square foot shed located in their street yard.

The existing shed was constructed during the summer of 2023 without a building permit and approval from the Building Board. The owners are aware that approval of the variance application would still require retroactive approval from the Building Board and that all building permit fees would be doubled due to construction without a permit.

§335-88D(8)(c)[1] outlines the following requirement for accessory structures:

An accessory structure with a solid roof that is not attached to the principal structure located on a property shall not exceed 10 feet in height and shall not exceed 150 square feet in area.

The existing shed is 11 ½ feet tall.

§335-88D(8)(c)[4][b] outlines the following requirement for accessory structures in the nature of yard maintenance buildings (sheds):

All such structures shall be anchored to a permanent concrete foundation.

The existing shed is not anchored to a permanent concrete foundation.

Additionally, the shed is located within the street right-of-way setback of 50 feet (5'); however, the owners have obtained signatures from all abutting property owners where the shed is visible at any time of the year (§335-88D(8)(c)[4]).

Please review the enclosed shed narrative, structure plans, and site plan provided by the owners.