



## Legislation Text

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**File #:** 170162., **Version:** 1

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### **Northeast Residential Historic District. Certificate of Appropriateness and Zoning Modification Application for Shed Installation (B)**

**Petition HP-17-24. Zach Selden & Amie Kreppel, owners. Application for Certificate of Appropriateness and Zoning Modification for shed installation at 711 NE 5th Street. The property is contributing to the Northeast Residential Historic District.**

The property is located at 711 NE 5th Street between NE 7<sup>th</sup> Avenue and NE 8<sup>th</sup> Avenue. The 0.13 acre parcel (12312-000-000) is zoned RSF-3. The site contains a one-story Craftsman style house, built c. 1930 with a rear addition and property fencing constructed 2009-2010.

The Owners propose the installation of an engineered wood storage shed at the north side of the house, in front of the existing fence that encloses the backyard, yet within a second existing fenced area, approximately 11'-6" x 13', adjacent to the driveway. The shed is approximately 9'-5" x 11'-2" with a gable roof peak height of 8'-6". The shed has double doors which will face south onto the driveway and will be painted blue to match the house.

The Owners are requesting a zoning modification for the side setback of the shed, which, as an accessory structure, is required to be 3'-0". In order to fit the shed into the existing fenced area and retain an existing tree, the owners request a side setback of 1'-0". If the shed was installed with the 3'-0" required setback, it would project beyond the fenced area into the driveway, visible from the street as well as blocking the existing gate into the backyard. With a 1'-0" setback, the shed is mostly placed behind the 6' tall fence and will be mostly hidden from the street.

Staff recommends approval of the Certificate of Appropriateness.