

TOWN OF PLAINFIELD BOARD OF ZONING APPEALS REPORT

DATE: February 20, 2025

CASE NO.: [BZA-25-002](#)

PETITIONER: William Swartz

REQUESTED ACTION: Variance of Development Standards of Chapter 154 Article 4.1 C.4.a. Maximum Number of Accessory Buildings within a residential zone property. To allow the construction of a third Accessory Building exceeding the required amount of 2.

SITE INFORMATION: **892 Broadway South Drive**



EXISTING ZONING AND LAND USE:	COMPREHENSIVE PLAN:
Site: R-2 Low Density Residential	Site: Single Family Detached
North: R-2 Low Density Residential	North: Single Family Detached
South: R-2 Low Density Residential	South: Single Family Detached
East: R-2 Low Density Residential	East: Single Family Detached
West: R-2 Low Density Residential	West: Single Family Detached

PARCEL SIZE: .47 acres

HISTORY

In October 2024 an inquiry to the Planning Department was made as to how this building was allowed in its current location on the property. On site inspections ensued and it was determined that not only was the building location in question, but it was also the third accessory building on the lot, which exceeds the maximum of two.



1st Accessory 1971 (5-foot side setback requirement)



2nd Accessory 2017 (8-foot side setback requirement)



3rd Accessory 2024 (Case #BZA-25-002)

Chapter 154 Article 4.1.C

4. Additional Development Standards for Accessory Buildings in Single Family Residential Districts.

a. Maximum Number and Size of Accessory Buildings

Table 4.1.C. Maximum Number and Size of Accessory Buildings			
Lot Size (acres)	R-2, R-3, R-4, R-5	RR, R-1	
	Any	< 1.5 acres	>= 1.5 acres
Total of Accessory Buildings Maximum Size (% of Primary Building in square feet) (Maximum)	100%	200%	
Number of Accessory Buildings (Maximum)	2	2	3

The applicant was provided with the options to remove one accessory building or seek variance of development standards. As a result, the variance process was selected, due to this decision recommendation was given by Staff to have a property boundary survey conducted to settle any question as to the building setback from the closest property line, the west side.

PLANNING OVERVIEW

The applicant seeks approval for Variance of Development Standards to allow a third accessory building at 12 feet wide by 41 feet long or 492 square feet. There is the first existing 750 square foot detached garage, and second accessory building a 200 square foot shed on the property. The ordinance does allow for additions to be made to existing accessory buildings.

The R-2 Zoning District allows a total of 35% total lot coverage, with this request the lot coverage would be 20.37%.

On February 12, 2025, the applicant submitted a Property Line Survey which indicates the location of the existing setback from the west property line. This has been submitted to the case file.

STAFF COMMENTS, QUESTIONS AND CONCERNS:

The survey shows the existing setback of the 3rd accessory building at 5.3 feet (closest point). This encroaches the 8-foot setback requirement. If the 3rd accessory building is approved, it would need to be moved to comply with the proper setback or request a Variance of Development Standards for setback. The applicant is aware of this requirement.

Note: This lot is 20,472 square feet, 35% allowed lot coverage which is 7,165 square feet. Ordinance allows accessory building(s) square footage up to equivalence of primary building (~3,300 square feet).

Accessory building #1 – 492sf
Accessory building #2 – 200sf
Accessory building #3 – 750sf (proposed)
Total – 1,442sf (proposed)

MOTION

I move that the Board of Zoning Appeals **approve / deny / continue** BZA-25-002, as filed by William Swartz requesting approval for Variance of Development Standards of Chapter 154 Article 4.1 C.4.a. Maximum Number of Accessory Building within a residential zone property, to allow the construction of a third Accessory Building exceeding the maximum amount of two. Finding that:

1. The approval (**will not / will**) be injurious to the public health, safety, morals and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance (**will not / will**) be affected in a substantially adverse manner; and
3. The strict application of the terms of this ordinance (**will / will not**) result in practical difficulties in the use of the property.