

**Petition for Grant of Variance
STAFF REPORT**

Applicant Information

Property Owner / Applicant: Chris Wilkymacky

Parcel Number & Address: 0040007262444B, 1363 County Rd C

Request: Keep a 40'x10' shipping container on the property for use as a storage accessory structure.

Zoning Information

Parcel Description: The lot contains approximately 1.30 acres (approx. 56,628 sq. ft.) and measures approximately 135ft wide (road frontage) x 400ft long.

Zoning and Uses: The lot is located in the Single Family Residential-20,000 (SF20) zoning district. The lot is used for single family residential purposes. Existing structures (prior to the installation of the shipping container) include a residence with (1) Detached Garage and (1) small shed, which have existed on the property prior to the zoning ordinance effective date of August, 2002. Zoning setbacks in SF-20 are 75' from the centerline of a County road (or 42ft from the edge of right-of-way), 5' from the side property lines, and 10' from the rear property line.

Additional ordinances regarding the SF-20 zone:

- 3.12(5) prohibits the use of shipping containers as accessory structures.
- 3.12(6)(a) states that no more than 2 accessory structures are allowed in SF-20 zones and that the combined total floor area of accessory structures cannot exceed floor area of the principal structure
- 3.12(6)(b) states that accessory structures shall not be higher than the principal structure and must have a 4:12 roof.

Surrounding Area: Parcel to the south of subject parcel contains 2 accessory structures. Parcel to the north of subject parcel contains 3 accessory structures, but is under review for zoning ordinance violation. All parcels to the East of subject parcel contain 2 or fewer accessory buildings, in compliance with zoning ordinance. All parcels are located within SF-20 zone.

Background Information:

- 2019: Property purchased by Mr. Wilkymacky
- 2023: GIS Map pictometry confirms shipping container was not in place.
- 2025: GIS Map pictometry confirms shipping container was placed on property without permit approval, in violation of ordinance 11.01.

Other Considerations

- Minimum lot size requirements in SF-20 are 20,000sq ft, or .46 acres. This existing lot is roughly 2.5x larger than requirements
- The shipping container cannot be seen from the road due to a privacy fence.
- With the existence of the shipping container, the property contains 3 accessory structures.