
AGENDA ITEM SUMMARY

Subject: Discuss request from Rick Cordes to construct an accessory structure in the 1000 block of Sixth Avenue

Background Summary:

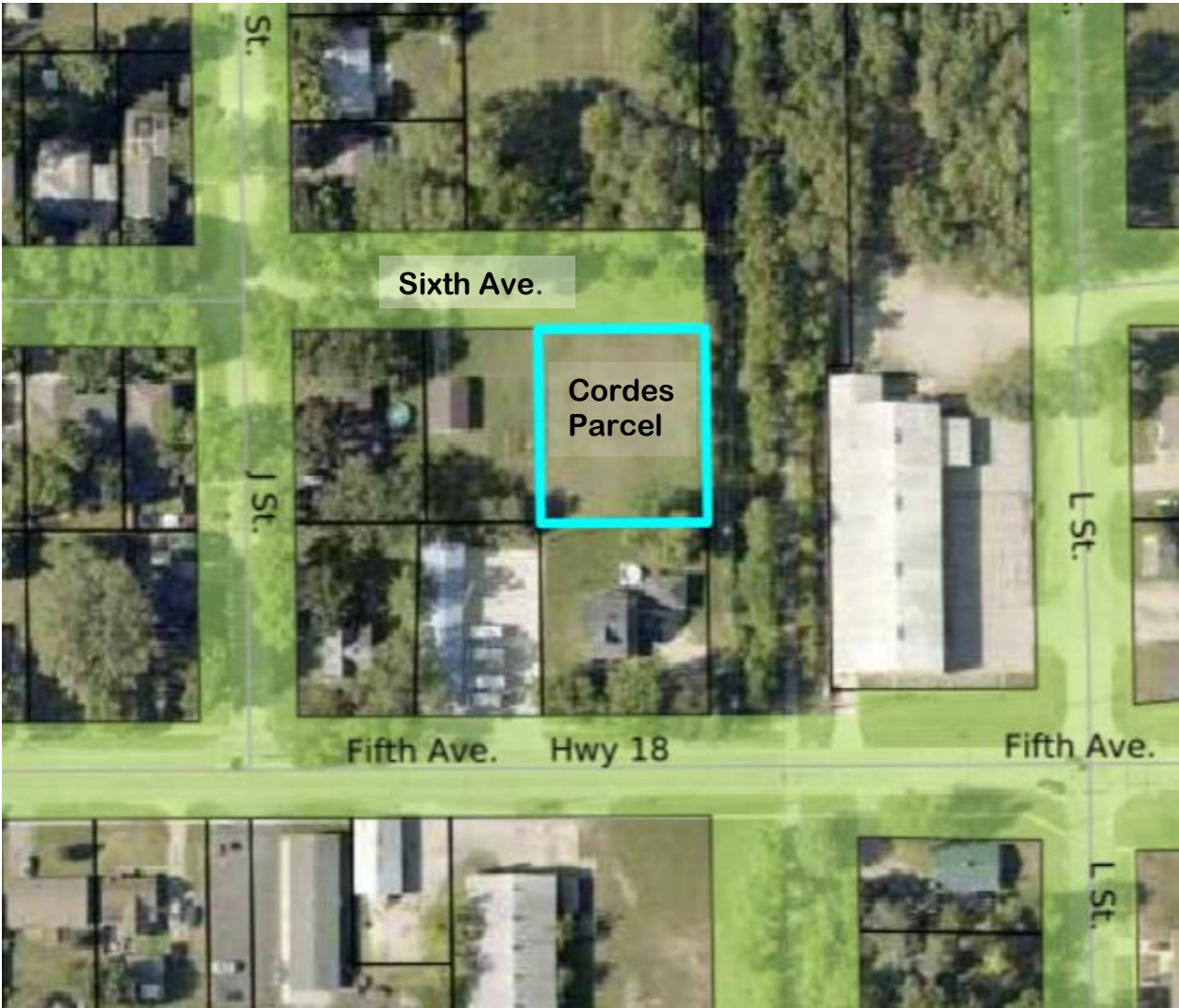
Rick Cordes is requesting to build an accessory structure (three stall garage) on the south side of Sixth Avenue east of J Street. This property is currently a vacant lot and does not have a principal building on the lot. I have attached a letter from Mr. Cordes regarding this matter.

The Council recently revised the City's Zoning Ordinance and adopted Ordinance 1139 to allow the construction of garages on unoccupied parcels by making them an accessory structure to another principal building under certain conditions. These conditions include: 1. The lot for the garage cannot be sold separately from the lot with the principal building by recording a non-conveyance agreement and 2. The principal building is a primary residential dwelling within the Charles City corporate limits.

During the approval process for Ordinance 1139, the Council had considerable discussion on the proximity of the principal building to the off-site accessory structure. The initial proposal limited the principal building to a one to two block radius to ensure the owner of the accessory structure was nearby and available to address any concerns. The final adoption of the ordinance increased this area but limited the principal building's location to within the City of Charles City to permit some local management.

Staff cannot issue a building permit to Mr. Cordes for the requested garage since Mr. Cordes does not have his residence within Charles City. The Council can discuss this matter with Mr. Cordes at Wednesday's planning session.

Request from Rick Cordes
to construct an accessory structure
1000 block of Sixth Avenue



RICK CORDES -

5-7-21

TO CITY COUNCIL -

I would like to build 3 stall GARAGE
AT THE END OF 6TH AVENUE ADJACENT
TO CITY BIKE TRAIL -

THE LOT IS 114.4 X 132. THE GARAGE WOULD
BE BUILT TO THE EAST SIDE OF LOT WHICH
WOULD ALLOW ROOM FOR A FUTURE HOME
TO BE ATTACHED.

BRINGING SEWER AND WATER TO THE LOT
WHEN I BUILD WOULD BE NEEDED.

REZONED PROPERTY FROM B-2 IN 2014 TO
RESIDENTIAL TO MEET REQUIREMENTS TO
BUILD GARAGE AND FUTURE HOME.

THANK YOU!
RICK CORDES