

Shed Request Information for Sunwest HOA Architecture Control Committee (ACC)

Putting a little thing like a shed on your property turns out to be a big deal. The Town of Erie Municipal Code sets forth requirements on what you can and cannot build on residential single family detached lots. A shed is defined as an accessory building not more than 150 square feet in floor area and not more than 14 feet in maximum height. There are regulations about setbacks from your property lines that the Town will enforce (see Table 10-4-1 of the codes). The Town of Erie requires a six foot setback from all property lines and in the case of the back fences between Conrad and Stockton there is an eight foot utility setback. That means you cannot put your shed within six feet of your fence (or maybe eight feet) unless your fence is already inside the setback from the property line. You will need to call the Town of Erie to find out the specific setback restrictions for your property lines. By the way, the Town of Erie will come out to do a setback inspection as part of the permitting process for your shed, so you need to take it seriously.

Also, the Sunwest HOA Architecture Control Committee has to approve any shed that you want to put onto your property. The ACC may not approve a shed that meets the maximum size requirements allowed by the Town of Erie if the shed is visible from the street, or if the shed would be considered an eyesore by your immediate neighbors. The size and placement of the shed must be approved by the ACC before starting construction.

The first thing you need to do is make a detailed drawing to scale of your property showing the size and location of the proposed shed with respect to the property lines, the house, driveway, sidewalks, fences, and any other major landscaping features. You need to specify the dimensions of the shed, including the height, and the type of roof on the shed. Also specify the type of construction materials the shed is made of and the colors of the proposed shed. If you can send a link to a web site that describes the shed you are thinking of buying, that would help. If the shed will be visible from the street, the Sunwest ACC will want to see perspective drawings of how the shed will appear from the street. Also talk to your neighbors to make sure they will not raise an objection to the shed. If the shed meets all of the Sunwest HOA requirements, you can get provisional approval of the shed from the ACC before submitting your permit application to the Town of Erie. However, the ACC approval is conditional upon the Town of Erie granting all the necessary permits.

Use the online form to submit an architecture request here: <http://sunwest-hoa.org/Architecture.asp> and send any drawings, pictures, or other supporting documents to architecture@sunwest-hoa.org as email attachments, or drop printed materials in the drop box located at the front door of 325 Conrad Drive. You can send your request and supporting documents by mail to our property management company, but that slows down the process considerably. Your best bet to get a quick response is to use the online form and email (or drop box).

Please be aware that installing a shed on your property without obtaining the Town of Erie permits, and the ACC approval, will result in considerable fines and the expense of having to remove the shed. So be sure to take care of those details up front before starting construction. It is not impossible to get a shed approved in Sunwest, but it is not an easy process.