

Board of Adjustment Agenda Memo

From: Ryan Miller, City Planner
Meeting: March 5, 2024
Subject: Steffensen Variance – Accessory Structure – 103 9th St
Person(s) Responsible: Ryan Miller, City Planner

Summary:

Tom Steffensen has made a request for a variance on Lot 8 in Block 3 of Parkdale Home Addition also known as 103 9th Street. The request is for a twenty-one-foot front yard setback for an accessory building. In the Residence R-2 two family district, the minimum front yard setback is twenty-five feet.

Item Details:

103 9th Street is a single-family home located on a 50x190 corner lot in a Residence R-2 two-family district. The front yard setback in the R-2 district is 25-feet. The home has a 20'9" setback. The owner would like to construct a detached garage roughly aligned with the location of the existing home. The applicant is proposing a 21' setback to 1st Avenue.

The location of the garage is limited due to the presence of floodplain on the lot. The remaining setbacks for the garage would be met. The size and height of the garage will meet additional regulations for accessory structures.

Options and Recommendation:

The Board of Adjustment has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

Staff recommends approval of the request.

Supporting Documentation:

Hearing Notice
Location Map
Variance Application
Site Plan