

Board of Adjustment Agenda Memo

From: Ryan Miller, City Planner
Meeting: April 2, 2024
Subject: Austreim Variance – Side Yard Setback – 1222 Western Ave
Person(s) Responsible: Ryan Miller, City Planner

Summary:

Doug Austreim has made a request for a variance on a portion of 1222 Western Avenue. The request is for a twelve-foot side yard setback for a structure. In the Industrial I-1 light district, the minimum side yard setback is twenty feet.

Item Details:

1222 Western Avenue consists of two portions of Outlot 4. The north half of Outlot 4 is addressed as 1222 Western Avenue with frontage and shared access to Western Avenue. The southern half of Outlot 4 is split between 1214 Western Avenue, which has frontage and shared access to Western Avenue, and the eastern portion which is a separate parcel but owned in common with 1222 Western Avenue. Each parcel is 99-feet wide.

The applicant would like to place a new 1,800 square foot (30'x 60') structure near the property line between the northern and southern halves of Outlot 4. The structure would have a twelve-foot setback from the property line. Principal structures are required to maintain twenty-foot setbacks on sides of a lot zoned I-1. Accessory structures, which are limited to 120 square feet in the I-1 district, can be located within five feet of a side or rear lot line.

With the narrow width of many Outlots along this portion of Western Avenue, there are multiple nearby examples of structures with less than the required twenty-foot setback. Many structures have less than the proposed twelve-foot side yard setback. Placing the structure with the required twenty-foot setbacks to the north and south property line would place the building in close conflict with an existing internal drive isle.

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