

Board of Adjustment Agenda Memo

From: Ryan Miller, City Planner
Meeting: December 6, 2022
Subject: Variance – Bennis/Wainman – Detached Garage Setback
Person(s) Responsible: Ryan Miller, City Planner

Summary:

Barnaby Wainman is seeking a variance on behalf of Chuck Bennis for the placement of a detached garage within the required front yard setback on a residential lot at 630 Sixth Avenue. The request is to locate the detached garage twelve feet five inches from the Seventh Street right-of-way. The required front yard setback in the Residence R-2 two family district is twenty-five feet.

Item Details:

The current detached garage located at 630 Sixth Avenue was damaged in the May 2022 storm. The owner would like to demolish the existing garage and replace it with a new detached garage facing and accessing the alleyway as opposed to facing and accessing Seventh Street. The current garage has a seven feet two-inch setback from Seventh Street. The new garage would be setback further than the current garage and match the setback for the north facing side of the existing residence.

The project will require a historic review due to its location within the University Residential Historic District. The application has selected to seek a variance first in order to help complete the required 11.1 historic review application with an approved location of the detached garage.

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.

Supporting Documentation:

1. Legal Notice
2. Location Map
3. Application
4. Site Plan