

Board of Adjustment Agenda Memo

From: Ryan Miller, City Planner
Meeting: September 5, 2023
Subject: Baller Properties LLC – Front Yard Parking – 906 7th Street
Person(s) Responsible: Ryan Miller, City Planner

Summary:

Baller Properties, LLC has submitted a variance request to establish front yard parking at 906 7th Street. According to Sec. 94-431, no off-street parking of motor vehicles, recreation vehicles, watercraft or trailers shall be permitted in the front yard of any lot located in any residential district except upon a driveway providing direct and unobstructed access to the garage or rear yard and except for the yard area between the driveway and the nearest side lot line.

Item Details:

906 7th Street is a single-family home in the Residence R-2 two family district. The property includes a single-family dwelling and a detached garage in the rear of the property. An access drive from 7th Street runs along the west side of the home. The access drive is roughly ten feet in width and 100 feet in length. The property does not have alley access.

The owner, Baller Properties LLC, would like to establish front yard parking adjacent to the driveway in front of the home on the east side of the driveway. The parking pad would be roughly 12'x36' and be located within a grass area currently bordered by private sidewalks. An expansion of the driveway to the west would be permitted up to the lot line.

A single-family use requires a minimum of two parking spaces. The property includes a two-stall garage and a driveway which allows for stacking. The minimum parking requirements are met currently without a need for additional parking.

The applicant states that a variance is required due to the need for three vehicles to park on the property and avoid on-street parking during the winter months.

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 denial of the variance request.

Supporting Documentation:

1. Hearing Notice
2. Location Map
3. Variance Application
4. Site Plan