

# Board of Adjustment Agenda Memo

**From:** Ryan Miller, City Planner  
**Meeting:** December 6, 2022  
**Subject:** Variance – Dusten Hendrickson – Rear Yard Setback  
**Person(s) Responsible:** Ryan Miller, City Planner

**Summary:**

Dusten Hendrickson is seeking a variance for an addition to the structure at 510 Main Avenue. The addition would be second and third story apartment units above a ground level garage with a zero-foot rear yard setback. The required rear yard setback in the Business B-1 Central District is twenty feet.

**Item Details:**

510 Main Avenue is a two-story, Main Avenue facing structure with an alleyway running along the side to the north. Previous expansions to the structure included a garage which was built with a zero-foot rear yard. No variances are on record for the location of the garage. The addition of apartment units above the garage would require a variance to extend the zero-foot setback vertically. In the Business B-1 Central District, there are no front or side yard setbacks. Bufferyards would not apply due to the location surrounded by business districts.

The garage and apartment units would face north along the alleyway between the post office and powershop gym. This alleyway is the boundary of the Commercial Historic District, which this project would be located within. A 11.1 Historic Review application has been submitted and is under review by the State Historic Preservation Office. The proposed height of thirty feet will likely require historic approval. The maximum height increase allowed for an addition in a historic district is ten percent of the average height of structures on either side of the road on the block on which the building sits, which in this case would only allow a maximum height of twenty-six feet and four inches.

The addition of the apartment units in the Business B-1 Central District do not require the provision of parking spaces unless the total required parking spaces on the lot exceed seventy-five. The planned addition would include ten one-bedroom units, which would require fifteen parking spaces. The existing office space would require twenty parking spaces. Additional rental units are located on the second story of the existing structure, however, the total required spaces are not likely to exceed seventy-five.

**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
5. Elevation Drawings