

Board of Adjustment Agenda Memo

From: Ryan Miller, City Planner

Meeting: November 7, 2023

Subject: Skogen Variance – Front Yard Setback – 15th Street South

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Seth Skogen has submitted a variance request on Lot 1 in Block 2 of Reserve Addition. The request is for a raised concrete patio extending five feet into the minimum front yard setback area. Porches, decks and platforms 30 inches in height or less above grade may extend into the front yard a distance not greater than 20 percent of the minimum required setback (four feet).

Item Details:

Lot 1 in Block 2 of Reserve Addition is an undeveloped lot located along 15th Street South between 1422 15th Street S and 1524 15th Street S. The property owner has developed plans for a single-family home on the lot, which is permitted in the R-3 zoning district. The home itself will meet all building setbacks, however, the proposed above grade patio will extend further into the front yard setback than allowed.

Porches, decks and platforms 30 inches in height or less above grade may extend into the front yard a distance not greater than 20 percent of the minimum required setback. In the R-3 zoning district, the front yard setback is 20-feet, which would then allow a maximum four-foot extension of the porch into the front yard setback. The applicant is seeking the variance for one additional-foot for a five-foot total patio width.

The lot is largely occupied by a neighborhood pond. The location of the pond in proximity to the rear of the proposed home limits the location of the structure. The structure itself will meet the front yard setback of 20-feet.

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 variance request.

Supporting Documentation:

Hearing Notice
Location Map
Variance Application
Site Plan