

# Board of Adjustment Agenda Memo

**From:** Ryan Miller, City Planner  
**Meeting:** September 3, 2024  
**Subject:** Thompson Variance – Front Setback – 102 Folsom Street  
**Person(s) Responsible:** Ryan Miller, City Planner

**Summary:**

Scott Thompson has made a request for a variance on Lot 14 in Block 8 of Folsom Addition, also known as 102 Folsom Street. The request is for a 17.5-foot front yard setback for an accessory building. The minimum front yard setback in the Residence R-3A District is 20 feet.

**Item Details:**

102 Folsom Street is a single-family home located at the corner of 1<sup>st</sup> Avenue South and Folsom Street. The corner lot is 50-feet x 140-feet with a rear alleyway. The lot is located in a Residence R-3A apartments/mobile homes/manufactured housing district. Setbacks in the district include 20-foot front yard, 7-foot side yard and 25-foot rear yard setbacks.

The applicant would like to construct a detached garage behind the home within the front yard setback along Folsom Street. The required setback is 20-feet. The existing home built in 1918 has a 17.5-foot setback. The applicant would like to match this setback with the new detached garage.

Side and rear yard setbacks would be met with the proposed location.

**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:**

Hearing Notice  
Location Map  
Variance Application  
Site Plan