

Board of Adjustment Agenda Memo

From: Ryan Miller, City Planner
Meeting: September 3, 2024
Subject: Fergen Variance – Side Yard Setback – 815 5th Street
Person(s) Responsible: Ryan Miller, City Planner

Summary:

Todd Fergen has made a request for a variance on the East Half of Lot 9, Lot 10 and the West 13 feet of the West Half of Lot 11 all in Block 2 of Skinners Second Addition, also known as 815 5th Street. The request is for a 5-foot side yard setback. The minimum required side yard setback in the Residence R-2 Two-family district is 7 feet.

Item Details:

815 5th Street is a single-family home located on an interior lot between 8th Avenue and 9th Avenue. The 1/3 acre lot is located within a Residence R-2 Two-family district and is also located within the Central Residential Historic District. The applicant would like to construct an attached garage addition to the existing home. The attached garage would replace an existing detached garage which has a 5-foot side setback to the east lot line.

Required setbacks in the R-2 district include 7-foot side setbacks for single family homes. A detached building can have a 5-foot setback to the side and rear, however, due to the positioning of the existing detached garage within 10-feet of the dwelling, the required setback for the current garage would also be 7-feet.

The proposed location of the addition would utilize the existing driveway to 5th Street. The east side yard of the home is larger than the west side, making it the most feasible for a garage location. The home is located in the Central Residential Historic District. The proposed project was required to go through the 11.1 Historic Review and received approval from the State Historic Preservation Office in terms of the project's perceived impact on the historic district.

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

Renderings