

Board of Adjustment Agenda Memo

From: Bailey Maca, Associate Planner

Meeting: November 4, 2025

Subject: Variance – Lot Width- 208 8th Street

Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

Kevin Grunewaldt has made a request for a variance on Lot 4 Block 3 of Oyloes Addition and Lot 13 Block 2 of Henrys Addition, also known as 208 8th Street. The request is for a two-family dwelling on a 64-foot lot.

Staff recommends approval.

Item Details:

208 8th Street is a single-family residence located in the Residence R-2 Two Family District. According to Section 94-126, in the R-2 district, a two-family unit must have a minimum lot width of 65-feet. The applicant is requesting a variance to have a two-family dwelling on a 64-foot lot.

The lot exceeds the minimum required square footage for a two-family residence in the R-2 district and the site plan provides sufficient space for parking. The surrounding neighborhood consists of a mix of small single-family lots and several larger parcels that could support two-family dwellings. Notably, there is at least one existing two-family dwelling on a 50-foot-wide lot within the area.

Supporting Documentation:

Hearing Notice
Location Map
Application
Site Plan