

Board of Adjustment Agenda Memo

From: Bailey Maca, Associate Planner

Meeting: November 4, 2025

Subject: Variance – Driveway- 236 Heather Lane West

Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

Sterling Pfenning has made a request for a variance on Lot 60 of River Ridge Addition, also known as 236 Heather Lane West. The request is for a variance to expand the driveway to 41-feet.

Staff recommends approval.

Item Details:

236 Heather Lane West is a single-family residence located in the Residence JJ-R1B Single Family District. The applicant is proposing to expand the existing driveway to a total width of 41 feet to accommodate access to a new garage addition. Per Section 94-343(b)(4)(a), the driveway width may be proportionally expanded to match a garage width between 24 and 36 feet. The applicant is requesting a variance of five feet beyond the maximum allowable driveway width.

Homes in the River Ridge addition were constructed prior to the updated Joint Jurisdiction Ordinance of 2022. Prior to 2022, driveways in the joint jurisdiction area were only regulated from the street to the property line. The maximum width of that portion of the driveway was limited to thirty-five percent of the width of the lot. Beyond the property line, the driveway width was not regulated.

The proposed driveway complies with all setback requirements. Additionally, several properties in the surrounding area feature driveways wider than 36 feet. A variance was approved in 2023 for a 46-foot-wide driveway at 217 Hickory Street, in addition to others, within the same neighborhood.

Supporting Documentation:

Hearing Notice
Location Map
Application
Site Plan