

Board of Adjustment Agenda Memo

From: Ryan Miller, City Planner

Meeting: June 3, 2025

Subject: Variance – Lot 5 Block 1 Gilkerson Addition – Side Yard

Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

Kurt Gutormson has made a request for a variance on Lot 5 in Block 1 of Gilkerson Second Addition. The request is for a 7-foot side yard setback. The minimum required side yard setback in the Industrial I-1 Light District is 20 feet. Staff recommends denial.

Item Details:

Lot 5 in Block 1 of Gilkerson Second Addition is a 1.92-acre lot with 100-feet of width along 32nd Avenue. The lot is currently vacant but includes an access drive for contractors shops located on Lot 4 in Block 1 of Gilkerson Second Addition (300 32nd Avenue). The two lots, along with neighboring lots to the south and east, are owned in common by Maize Properties Inc.

The Lot is zoned Industrial I-1 Light District which requires setbacks of 20-feet on the front, side and rear. The owner would like to construct a 40' x 224' building along the southern portion of the lot with a seven-foot setback to the south. The new building will meet the required front and rear yard setbacks. A landscape plan would be required showing full compliance with the landscape ordinance in Section 94-399.

A variance should be used when no other solutions are available. The application notes that the surrounding properties are owned in common and function as a unified site. Staff recommends combining the properties via replat.

Similar variances have been granted in proximity to this request. In April 2025, a variance was granted at 334 32nd Ave for a ten-foot side yard setback for a new building. In 2012, a variance was granted to 326 32nd Avenue for a nine-foot side yard setback for an expansion to an existing building near the north property line.

Supporting Documentation:

Hearing Notice
Location Map
Application
Site Plan
Floor Plan
Plat Drawing