

Board of Adjustment Agenda Memo

From: Bailey Maca, Associate Planner

Meeting: November 4, 2025

Subject: Variance – Accessory Building – 1214 Western Avenue

Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

Andrew Austreim has made a request for two variances on the West 330' of the South half of Outlot 4 in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23-110-50, also known as 1214 Western Avenue. The first request is to extend an accessory building beyond the allowable square footage. The total square footage of all accessory buildings on a lot used for residential purposes in the R-1A district shall not exceed 25 percent of the rear yard area or 1,000 square feet of all floors combined, whichever is less. The second request is to build an accessory building 3.5-feet from the rear lot line. An accessory building located upon a residential lot shall not be located within five feet of any side or rear lot line.

Staff recommends denial.

Item Details:

1214 Western Avenue is located within the Residential R-1A Single Family district. The applicant has made a request for two variances. The first request is to extend an accessory building beyond the allowable square footage. In this district, the total square footage of all accessory buildings on a residential lot must not exceed either 25% of the rear yard area or 1,000 square feet—whichever is less per Section 94-365(a)(6). The property currently contains a 2,800 square-foot accessory building, and the applicant is proposing to expand it by an additional 940 square feet.

The second request is to build an accessory building 3.5-feet from the rear lot line. The existing accessory building is situated directly on the side yard property line and approximately 3.5-feet from the rear property line, which does not comply with the required five-foot setbacks for both side and rear yards per Section 94-394(a). The proposed extension would further encroach upon the rear yard setback.

Supporting Documentation:

Hearing Notice
Location Map
Application
Site Plan