

Board of Adjustment Agenda Memo

From: Ryan Miller, City Planner

Meeting: May 6, 2025

Subject: Variance – 3229 Maple Drive – Accessory Building

Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

Sarah Wilson has made a request for a variance on Lot 5 in Bridle Estates Addition, also known as 3229 Maple Drive. The request is for a 1,200 square foot detached accessory building. The total square footage for all accessory buildings on a lot used for residential purposes is 1,000 square feet of all floors combined.

Staff recommends approval.

Item Details:

3229 Maple Drive is a single-family dwelling located in the Joint Jurisdiction area on a double-frontage lot less than one acre in size. The property is zoned JJ R-1B. The total square footage for all accessory buildings on a lot used for residential purposes is 1,000 square feet of all floors combined. The applicant is proposing a 1,200 square foot accessory structure. The detached garage will be located in the rear of the house with a driveway to secondary frontage on Heather Lane. The height meets City ordinance.

The Joint Jurisdiction Zoning Ordinance was updated in 2022 which aligned the ordinances for non-agriculture properties with City standards. This included a change to the allowable size for accessory buildings in residential districts in the Joint Jurisdiction area. Previously, an accessory building of this size would have been permitted, however, the new ordinance aligns with the City's ordinance with limits the size to 25% of the rear yard area or 1,000 square feet whichever is less.

Adjacent properties have detached garages larger than proposed. To the west, at 108 W 32nd Street, is a 2,160 square foot detached garage. To the east, at 3207 Heather Lane, is a 1,500 square foot detached garage.

Supporting Documentation:

Hearing Notice

Location Map

Application

Site Plan

Elevations