

Board of Adjustment Agenda Memo

From: Bailey Maca, Associate Planner

Meeting: January 6, 2026

Subject: Variance – Side yard Setback – 3334 Aspen Avenue

Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

Chris Waibel has made a request for a variance on Lot 29 of River Ridge Addition, also known as 3334 Aspen Avenue. The request is to extend the existing garage within 5'-3 ¼" of the side lot line. The minimum required side yard setback in the Joint Jurisdiction Residence JJ-R1B single family district is 8-feet.

Staff recommends denial.

Item Details:

3334 Aspen Avenue is located within the Joint Jurisdiction Residence JJ-R1B single family district. The applicant has made a request to expand the existing garage within 5'-3 ¼" of the side lot line. The minimum required side yard setback in the Joint Jurisdiction Residence JJ-R1B single family district is 8-feet.

The current placement of the principal structure and attached garage relative to the side lot line limits the opportunity to expand the garage in compliance with the required 8-foot side yard setback. The applicant seeks to add a third stall to the garage. Staff noted that several properties in the neighborhood have similar garage expansions that encroach upon the required side yard setback. However, no records of previously approved variances were found on file.

Supporting Documentation:

Hearing Notice
Application
Location Map
Site Plan
Lot Survey
Garage Rendering