

# Board of Adjustment Agenda Memo

**From:** Ryan Miller, City Planner

**Meeting:** June 3, 2025

**Subject:** Variance – 1100 Crystal Ridge Road – Accessory Building

**Presenter:** Ryan Miller, City Planner

## **Summary and Recommended Action:**

Susan Gannon has made a request for a variance on Lot 34B Onaka Village of Indian Hills Addition, also known as 1100 Crystal Ridge Road. The request is for an accessory structure located in the front yard area. Front yards of lots with residential uses shall be devoted entirely to landscaped area except for the necessary surfacing of driveways and walkways used to reach parking and loading areas. Staff recommends approval.

## **Item Details:**

1100 Crystal Ridge Road is half of a duplex located at the corner of Crystal Ridge Road and Indian Hills Road. The applicant has placed a shed located within the front yard of Indian Hills Road. The location of this shed is prohibited per Section 94-399 (c)(5)(e) which states that front yards of lots with residential uses shall be devoted entirely to landscaped area except for the necessary surfacing of driveways and walkways used to reach parking and loading areas.

The shed is 8' x 10' and located on a poured concrete pad. The size of the shed does not require a building permit. Staff did inform the applicant of allowable locations for a shed prior pouring of the concrete and placement of the shed. Code Enforcement staff identified the zoning violation at which time the applicant applied for a variance.

The shed is set back approximately 23-feet from the curb of Indian Hills Road, or roughly 7-feet from the front lot line. The rear yard area for 1100/1102 Crystal Ridge Road is significantly reduced compared to adjacent lots and is impacted by a slope away from the dwellings. The other dwelling in the duplex was able to place a shed in a similar location due to their half of the duplex being an interior lot. There is no sidewalk along Indian Hills Road and the shed does not interfere with any site triangle areas.

## **Supporting Documentation:**

Hearing Notice  
Location Map  
Application  
Site Plan  
Photos