

Board of Adjustment Agenda Memo

From: Bailey Maca, Associate Planner
Meeting: June 4, 2026
Subject: Variance – Front Yard Setback – 911 3rd Street
Presenter: Ryan Miller, City Planner

Summary and Recommended Action: KH Contracting LLC has made a request for a variance on the E ½ of Lot 11 & W 12 ½' of Lot 12 of Block 5 of Skinners Second Addition, also known as 911 3rd Street. The request is to rebuild a front entry 15-feet from the front lot line. Per Sec. 94-125(f), the front yard setback in the Residence R-2 two family district is 25 feet.

Staff recommends approval.

Item Details:

911 3rd Street is located within the Residence R2 two family district. The applicants have made a request to demolish and rebuild the front entry within 15-feet of the front lot line.

The minimum required front yard setback in the Residence R2 two family district is 25-feet. The existing front entry is approximately 22.7-feet from the front lot line and considered a nonstandard use as it does not meet the 25-foot required setback.

According to Sec. 94-41(f) Nonstandard uses may be continued although such uses do not conform to the provisions of this chapter. Nonstandard structures and buildings may be enlarged, extended, reconstructed or altered if such changes comply with the yard, height and parking requirements for the district in which they are located. Because the proposed reconstruction would result in a front entry setback of 15-feet, which does not meet the required 25-foot setback, a variance is required.

Staff supports the request, noting that several properties in the surrounding neighborhood are also nonconforming, with front yard setbacks ranging from approximately 10.5 feet to 20.5 feet. The proposed setback is consistent with the existing houses on the block.

Supporting Documentation:

Hearing Notice
Application
Location Map
Site Plan
Photos