

Board of Adjustment Agenda Memo

From: Bailey Maca, Associate Planner

Meeting: February 3, 2026

Subject: Variance – Accessory Building – 1231 West 8th Street S

Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

Mason Winterboer has made a request for a variance on the Block 5 Clites Addition, also known as 1231 W 8th Street. The request is to construct an accessory building beyond the allowable square footage. In the Residence R-1B single-family district, the floor area of accessory buildings on lots with an area of two acres or more shall not exceed 2,000 square feet for all buildings combined and all floors combined or 100 percent of the largest floor area of one story of the principal building, whichever is less.

Staff recommends denial.

Item Details:

1231 8th Street S. is a 3-acre parcel located within the Residence R-1B single family district. Mature trees exist on the north, west, and south side of the property, providing natural screening from nearby residences. The property contains an existing 480 square foot accessory structure, which is proposed to be removed. The applicant requests approval of a variance to exceed the maximum permitted accessory building floor area in the Residence R-1B District. In this district, the floor area of accessory buildings on lots with an area of two acres or more shall not exceed 2,000 square feet for all buildings combined and all floors combined or 100 percent of the largest floor area of one story of the principal building, whichever is less.

The applicant proposes to construct an accessory building comprised of the following:

- 2400 square feet of shop space
- 884 square feet of office and storage space
- 361 square feet of covered patio space
- **Total proposed:** 3,645 square feet (182% of the permitted square footage)

In 2024, a nearby property, also zoned R-1B, submitted a variance application seeking approval for:

- A 7,200-square-foot accessory building
- Side wall heights exceeding allowable in side or rear yard
- Building height exceeding district limits

The Planning Commission tabled the request, and requested a clearer hardship explanation, a detailed landscape plan, improved renderings showing colors and materials, and revised information on the building's size.

Nearby properties with accessory buildings exceeding 2,000 square feet:

1405 W 8th Street South:

- 15,240 square feet
- Zoned: Agriculture (County)
- Conforms to standards

909 W 16th Avenue South:

- 9,180 square feet
- Zoned: Joint Jurisdiction R1-A
- The property was rezoned in 2008 from Agricultural to R-1A.
- Parcel replatted in 2015 and split into Lots 1 and 2.
- Lot 1 became eligible for up to 2,000 square feet of accessory building area; a 1,440-square-foot pole building was constructed in 2016 without needing a variance.
- Existing stable buildings were allowed to remain on Lot 2 as a conditional use within the R-1A district.

Supporting Documentation:

Hearing Notice

Application

Letter

Location Map

Zoning Map

Building Plans

Backyard Photos

Neighboring Accessory Structures