

Board of Adjustment Agenda Memo

From: Bailey Maca, Associate Planner
Meeting: July 7, 2026
Subject: Variance – Side Yard Setback – 309 & 315 Thunder Lane
Presenter: Ryan Miller, City Planner

Summary and Recommended Action: Richard Hohenthauer and Mark and Virginia Halverson have made a request for a variance on Lots 175 & 176 of Onaka Village of Indian Hills Addition, also known as 309 and 315 Thunder Lane, respectively. The request is to build a shared detached garage over the side lot line. Per Sec. 94-127(f), the side yard setback in the Residence R-3 apartment district is 7 feet.

Staff recommends approval.

Item Details:

309 and 315 Thunder Lane are neighboring properties located within the Residence R-3 apartment district. The applicants have made a request to build a shared detached garage over the side lot line. Per Sec. 94-127(f), the side yard setback in the Residence R-3 apartment district is 7 feet.

Both lots are approximately 6,500 square feet, and accommodating an accessible garage while meeting required setbacks presents a challenge. The proposed garage size is 32' x 24' (768 square feet total), with each lot containing 384 square feet on its respective property.

Per Sec 94-365(a)(6): The total square footage of all accessory buildings on a lot used for residential purposes in the R-1A, R-1B, R-1C, R-2, RMH, R-3, R-3A and RB-4 districts shall not exceed 25 percent of the rear yard area or 1,000 square feet of all floors combined, whichever is less.

309 Thunder Lane currently has three accessory buildings totaling 304 square feet. One of the existing structures (120 square feet) will be removed, resulting in a new total of 568 square feet when the proposed garage is included. The property is allowed up to 570 square feet of accessory structures.

315 Thunder Lane is permitted up to 937 square feet of accessory building area. The proposed total for 315 Thunder Lane, including the existing shed, is 464 square feet.

Staff supports the request and notes that a similar arrangement exists at 815 and 817 3rd Street.

Supporting Documentation:

309 Thunder Lane Hearing Notice

315 Thunder Lane Hearing Notice

Application

Location Map

Site Plan

Existing Accessory Buildings

Supporting Documents