

Board of Adjustment Agenda Memo

From: Bailey Maca, Associate Planner

Meeting: July 1, 2025

Subject: Dykhouse Variance – Garage Extension – 1328 Westminster Drive

Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

Dave Dykhouse has made a request for a variance on Lot 1 in Block 10 of Camelot Square Addition, also known as 1328 Westminster Drive. The request is for a 15.5-foot front yard setback. The minimum front yard setback in the Residence R-1B single family district is 30-feet. However, the Camelot Square was granted a 25-foot setback for the front yard, as found in Sec. 94-402.

Staff recommends approval.

Item Details:

1328 Westminster Drive is a single-family dwelling located in a Residence R-1B single family district. The property is a corner lot and has two front yards. A variance was approved in 1993 to amend the front yard setback to 15.5-feet and allow for a garage to be added onto the house. The variance approved the construction of an 18' x 32' garage. The actual size of garage built was 18' x 24'. The lot is irregular in shape and widens in the southern half.

The applicant is requesting a variance to reduce the setback from 25-feet to 15.5-feet and allow for the extension of the garage an additional 20-feet to the south. The applicant does not intend to add a driveway or overhead garage door on the west side of the garage. The property across the street to the west also has a garage located within the front yard setback.

Supporting Documentation:

Hearing Notice
Location Map
Application
Site Plan
Elevations