

Board of Adjustment Agenda Memo

From: Bailey Maca, Associate Planner
Meeting: May 5, 2026
Subject: Variance – 806 6th Street – Driveway
Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

Samuel Krueger has made a request for two variances on the N 112' of E 35' & N 100' of W 15' of Lot 6 of Block 2 of Skinners Second Addition, also known as 806 6th Street. The first request is to allow front-yard parking within a residential zoning district. The second request is to permit a driveway width greater than 24 feet. Per Section 94-343(2) the curb cut for any access drive that leads directly to a rear yard or garage may be up to 24 feet in width.

Staff recommends approval of the variance requests, contingent upon the driveway and parking areas being fully paved and the recording of a shared access easement for the east neighboring driveway.

Item Details:

806 6th Street is a single-family residence located along an arterial street. The lot does not have alley access, which requires vehicles to back onto 6th Street. The applicant proposes to construct a looped driveway that would connect to the neighboring property to the east, the expanded driveway would also allow access to additional parking on the east side of the house. The existing curb cut is approximately 30 feet wide, however, the zoning code limits curb cuts to 24 feet. As a result, the applicant is requesting two variances.

The first variance request is to allow front-yard parking within a residential zoning district. Per Section 94-431(2), no off-street parking of motor vehicles, recreational vehicles, watercraft or trailers shall be permitted in the front yard of any lot located in any residential district except upon a driveway providing direct and unobstructed access to the garage or rear yard and except for the yard area between the driveway and the nearest side lot line.

The second variance request is to permit a driveway width greater than 24 feet. Section 94-343(2) of the municipal code limits the curb cut for any access drive leading directly to a rear yard or garage to a maximum width of 24 feet. The curb cut may be widened, proportionally, from 24 to 36 feet in width, plus any flare, when it provides access to a garage that has a width of 24 to 36 feet, however the lot does not contain a garage.

A similar variance request to allow front-yard parking was submitted in 1992, and was denied. At that time, the property was used as a duplex, and the request was intended to increase parking capacity for rental units. The property was considered nonstandard as it did not meet the minimum lot width or area requirements. That nonstandard use was discontinued in 2016 following a basement flooding event. The structure is now classified as a single-family residence and may not be converted back to a duplex without approval of a variance.

Staff recommends approval of the variance requests, contingent upon all driveway and parking areas being paved and the recording of a shared access easement for the east neighboring driveway.

Supporting Documentation:

Hearing Notice
Location Map
Application
Site Plan
Denied Variance