

Board of Adjustment Agenda Memo

From: Ryan Miller, City Planner
Meeting: April 1, 2025
Subject: Variance – 334 32nd Ave Variance – Side yard setback
Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

Andrew Vrchota and Josh Bakker have made a request for a variance on Lot 1 in Block 1 of Gilkerson Second Addition, also known as 334 32nd Avenue. The request is for a 10-foot side yard setback. The minimum required side yard setback in the Industrial I-1 Light District is 20 feet.

Staff recommends approval with the following conditions:

- All required landscape areas must be maintained
- Existing chain-link fence must be removed

Item Details:

334 32nd Avenue is a 1.84-acre lot zoned Industrial I-1 Light district. The lot is 200-feet wide and 400-feet deep. The lot has an existing access to 32nd Avenue and an existing structure with an approximate side setback of 25-feet. Setbacks in the I-1 district include 20-foot front, side and rear yard setbacks.

The applicant would like to construct a 60'x150' structure on the lot for their HVAC business. The applicant would like to construct this to the north of the existing building, avoiding an existing greenspace area on the east half of the lot. Due to the proposed placement of the new structure in proximity to the existing structure, the applicant is concerned about the necessary room for trucks to enter the building, unload, and exit. The proposed site plan seeks a 10-foot side yard setback to the north which allows 65-feet of separation between the existing and proposed building for truck maneuvering.

Similar variances have been granted. In 2024, a variance was granted at 1222 Western Avenue for a 12-foot setback for a storage building for a landscape business. In that case, the property included two 100-foot-wide lots for a total width of 200-feet. The building was placed twelve feet from the common lot line in the center and maintained the required 20-foot side setbacks along the perimeter.

In 2012, a variance was granted to the property just to the south of 334 32nd Avenue, at 326 32nd Avenue. This variance granted a 9-foot setback for an expansion to an existing building near the north property line.

Supporting Documentation:

Hearing Notice

Location Map

Application

Site Plan

Floor Plan

Elevations