Board of Adjustment Agenda Memo

From: Ryan Miller, City Planner

Meeting: May 6, 2024

Subject: Aalderks Variance – Lot Area and Width – 714 11th Avenue

Person(s) Responsible: Ryan Miller, City Planner

Summary:
Debra Aalderks has made a request for variances on Lot 4 in Block 5 of Randi Peterson's Addition, also known as 714 11th Avenue. The first request is for a reduced lot area. The minimum lot area for a two-family dwelling in the Residence R-3 Apartment District is 8,400 square feet. The second request is for a reduced lot width. The minimum lot width for a two-family dwelling in the Residence R-3 Apartment District is 65-feet.

Item Details:
714 11th Avenue is currently occupied by a fraternity. The owner would like to change the use from a fraternity to a two-family dwelling. The lot is located within a Residence R-3 apartment district. Per Sec. 94-127, the minimum lot area for a two-family dwelling in the R-3 district is 8,400 square feet and the minimum lot width for a two-family dwelling is 65 feet. The existing lot is 8,250 square feet and 50-feet wide at 11th Avenue.

The fraternity currently has seven bedrooms. The applicant proposes to convert the dwelling into two 3-bedroom units for a total of six bedrooms. Parking on site is sufficient. The updated parking ordinance requires one space per bedroom for two-family dwellings. Five previously approved boulevard parking spaces are located on 11th Avenue. Additional parking including a detached garage are located along the alleyway.

The conversion to a two-family dwelling will require permitting for interior remodeling that conforms to the adopted building code.

Options and Recommendation:
The Board of Adjustment has the following options:
1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

Staff recommends approval of the requests with the following conditions:

- The front yard shall be landscaped with the exception of a sidewalk.

Supporting Documentation:
Hearing Notice
Location Map
Application
Site Plan
Site Photo