

# Board of Adjustment Agenda Memo

**From:** Ryan Miller, City Planner

**Meeting:** December 5, 2023

**Subject:** Archer Variance – Accessory Structure – 617 Hughes Ave

**Person(s) Responsible:** Ryan Miller, City Planner

## **Summary:**

Trent Archer has submitted a variance request on Lots 7-10 in Block 3 of Parkdale Home Replat Subdivision Addition, also known as 617 Hughes Avenue. The request is to exceed the allowable size for an accessory structure located within a business district. The maximum size for an accessory structure is 120 square feet.

## **Item Details:**

617 Hughes Avenue is a vacant lot located in a Business B-3 Heavy District. The lot is owned by Trent Archer, who owns and lives in an adjacent home at 613 Hughes Avenue. The applicant has recently moved a large connex storage box onto the vacant lot. The connex box is larger than 120 square feet.

Accessory structures are allowed in the B-3 district without a primary structure however, the structures are limited by size and location. The required setback for an accessory structure is five feet and the size is limited to 120 square feet. The location meets the required side yard setback but the size exceeds the allowable maximum.

The applicant states that they were unaware of the limitations on accessory structures on the lot and that the hardship is self created.

## **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 denial of the variance request.

## **Supporting Documentation:**

Hearing Notice  
Location Map  
Variance Application  
Site Plan