

# Board of Adjustment Agenda Memo

**From:** Bailey Maca, Associate Planner  
**Meeting:** March 3, 2026  
**Subject:** Variance – Setbacks – 108 & 118 Front Street  
**Presenter:** Ryan Miller, City Planner

**Summary and Recommended Action:**

Clint Anderson has made a request for two variances on Lot 6 exc. W 40', all of Lot 7 & Lot 8 of Railroad Addition, also known as 108/118 Front Street. The requests are for reduced front and rear yard setbacks. In the Industrial I-2 heavy district, the front yard setback is 40-feet and the rear yard setbacks is 20-feet.

Staff recommends approval.

**Item Details:**

108/118 Front Street is corner lot located within the Industrial I-2 heavy district, bordered by 1<sup>st</sup> Avenue to the west and Front Street to the north. Two existing buildings are located on the parcels. The building located at 108 Front Street is planned to be demolished. The applicant is proposing to expand the building located at 118 Front Street in its place. The proposed building expansion footprint will be 9.6-feet off the rear yard setback and 7.6-feet of the front yard setback.

A variance was granted in 1997 allowing the building at 118 Front Street to be constructed within 10 feet of the rear yard setback. However, that variance applies only to the existing structure and does not extend to new construction, requiring the applicant to request a new rear yard setback variance for the proposed building expansion. The front yard setback variance request applies to the portion of the property along 1st Avenue, which dead-ends at the railroad tracks on the south side of the parcels, limiting potential impacts associated with the reduced setback.

**Supporting Documentation:**

Hearing Notice  
Application  
Location Map  
Site Plan  
1997 Variance