

Memo

To: Planning Commission
From: Bryan Myrkle
Date: April 4, 2016
Re: Request for variance – 243 State Street

On your agenda for Monday's meeting is a request for a zoning variance that would allow encroachment into the required front yard setback at 243 State Street. This is the location of the former Mickey's Party Store, which has been torn down. It is currently a vacant lot.

The owners of this property own and operate a business nearby at 201 S. Lincoln Street. It is a delivery truck maintenance and repair business.

The applicant desires to construct a new building to serve their business on this vacant lot, which would help them better manage truck and equipment storage. This would be a 2,400 sq. ft. rectangular building.

The owner has provided a basic site plan drawing that illustrates the boundaries of the property, as well as the proposed building dimensions and location. The drawing is attached. The Planning Commission previously approved this site plan, but with the understanding that it would also require a zoning variance.

The issue with this plan is in regard to front yard setback requirements. If you look at the provided drawing, you will see a heavy dark line drawn inside the lot mirroring the lot's boundaries. *This represents the required setbacks for this property.*

As you will be able to see, the unique, roughly triangular shape of this lot makes it difficult to locate a building of any size on the lot and adhere to the setback requirements. Because unique property conditions are an accepted justification for granting a variance, this appears to be a good

candidate. Furthermore, even with the encroachment into the required front yard, this would be a more conforming building than the previous convenience store.

I recommend you approve the variance as requested.