



# Board of Zoning Appeals

## Agenda Item

**Meeting**

**Date:** 2/10/2026

**From:** Josh White, Principal Planner

**Item:** 1117 N 9<sup>th</sup> St front yard variance

**Purpose:**

**Hold a public hearing to consider the advisability of granting a variance to reduce the front yard setback from 25 feet to 5 feet for the construction of a carport at 1117 N 9<sup>th</sup> Street**

**Background:**

Joe & Freda Brown and Jennifer Porter have requested a variance to allow the construction of a carport on the front yard setback at 1117 N 9th Street. The area surrounding the property is residential. The applicant wishes to construct a carport on their driveway on the front yard setback to protect their vehicle from inclement weather. To allow the placement of the carport in the front yard, a variance would have to be granted. There is alley access, so they do not qualify for the administrative exception. The applicant is requesting this variance based on a health issue. It is the recommendation of staff that a variance for an encroachment onto the front yard for the construction of a carport with a 5-foot front yard setback be denied:

Based on the following:

- There is alley access
- The proposal does not meet the newly amended regulations to build a carport in the front yard when alley access is not available
- The project could set a precedent for allowing carports in front yards throughout the city.

**Action:**

Hold a public hearing. After the public hearing is closed, make a motion to approve/disapprove a variance to reduce the front yard setback from 25 feet to 5 feet for the construction of a carport at 1117 N 9<sup>th</sup> Street based on any conditions discussed.

**Attachments:**

Staff report Presentation Link <https://arcg.is/1qaTOj3>