



CITY OF MARSHALL AGENDA ITEM REPORT PC 7/10/24

Presenter:	Ilya Gutman
Meeting Date:	Wednesday, July 10, 2024
Category:	PUBLIC HEARING
Type:	ACTION
Subject:	Consider the request for a Variance Adjustment Permit for a Reduced Side Yard
Background Information:	<p>This is a request from the property owner to construct a new addition that would be located five feet from the side property line instead of the required ten feet.</p> <p>Granting of a variance may be permitted only if the request meets the “practical difficulties” test, which requires that proposed use is reasonable, that the problem is caused by conditions that are unique to this property, and that granting the variance will not change the character of the area.</p> <p>Building an addition is obviously reasonable. However, there is nothing unique about this property, which is a typical rectangular interior lot. Additionally, there are no other buildings around that are too close to their side property lines so building this addition may change the character of the area.</p> <p>The variance regulations and procedures are found in Section 86-29. A property aerial photo is attached for reference.</p>
Fiscal Impact:	None known.
Alternative/ Variations:	Recommend denial.
Recommendations:	<p>Close public hearing.</p> <p>Recommend denial to the City Council of the request by Mike Dalager for a Variance Adjustment Permit for a reduced side yard setback to five feet.</p>