



CITY OF MARSHALL AGENDA ITEM REPORT COUNCIL 10/14/25

Presenter:	Ilya Gutman
Meeting Date:	Tuesday, October 14, 2025
Category:	CONSENT AGENDA
Type:	ACTION
Subject:	Terminating a variance adjustment permit for a reduced rear yard setback at 501 Village Drive.
Background Information:	<p>On April 9, 2019, the Marshall City Council granted a variance adjustment permit to L2A LLC to allow for a reduction of the required rear yard from 25% of the lot depth, or about 100 feet, to 30 feet.</p> <p>Marshall City Code, Chapter 86, Article II, Division 1, Section 86-29 Variances states that “Whenever within one-year after granting a variance the work as permitted by the variance shall not have been commenced, then the variance shall become null and void unless a request for extension of time in which to complete the work has been granted. The extension shall be requested in writing and filed with the zoning administrator at least 30 days before the expiration of the original variance.”</p> <p>The property owner had not commenced the work or submitted plans for a building permit for a building for over a period of one year.</p> <p>The current owner was notified of the variance invalidity, but no request for extension was received.</p> <p>The Planning Commission met on October 08, 2025, and recommend approval</p>
Fiscal Impact:	None.
Alternative/ Variations:	None.
Recommendations:	Planning Commission and staff recommend to the City Council a termination of the variance granted to L2A LLC for a reduced rear yard setback.