



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

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| Presenter: | Ilya Gutman |
| Meeting Date: | Tuesday, October 14, 2025 |
| Category: | CONSENT AGENDA |
| Type: | ACTION |
| Subject: | Terminating a variance adjustment permit for a reduced side yard setback at 304 E Marshall Street |
| Background Information: | <p>On November 14, 2023, the Marshall City Council granted a variance adjustment permit to Denise Strosahl for a reduced side yard setback for an addition.</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 addition for over a period of one year, instead choosing to do interior remodeling.</p> <p>An email explaining the time limitation and extension procedure was sent to the owner, but no response or request for extension was received.</p> <p>The Planning Commission met on October 08, 2025, and recommended 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 Denise Strosahl for a reduced side yard setback. |