



**CITY OF MARSHALL
AGENDA ITEM REPORT
PC 4/10/24**

Presenter:	Ilya Gutman
Meeting Date:	Wednesday, April 10, 2024
Category:	PUBLIC HEARING
Type:	ACTION
Subject:	Ordinance amendment to Section 86-162 Yard Modification
Background Information:	<p>The last variance application staff had to process was a request for a reduced front yard for a garage addition. The house was located at the corner of a street and cul-de-sac, which effectively cut out a back corner out of the lot. This is not an uncommon situation for similarly located lots throughout the city, so staff recommended denial, since the lot was not sufficiently unique, which is one of the conditions for “practical difficulty” test for granting a variance.</p> <p>However, during the Planning Commission meeting, one of the members questioned the applicability of the front yard requirement to similar situations. During the following internal discussion, staff reviewed other circles and came to the conclusion that reducing front yard for curved portions to 15 feet instead of otherwise required 25 feet is not going to be detrimental to the neighborhoods. In fact, most likely, for all practical purposes, this reduction will only be pertinent to some corner lots at the cul-de-sac entries, since other, pie-shaped lots will not have long enough frontage to utilize reduced yard.</p> <p>An aerial photo to illustrate this common condition is attached.</p>
Fiscal Impact:	None.
Alternative/ Variations:	None recommended.
Recommendations:	<p>Close public hearing.</p> <p>Staff recommend the recommendation to the City Council approving the revisions amending Section 86-162 Yard Modification.</p>