

Board of Adjustment Agenda Memo

From: Bailey Maca, Associate Planner

Meeting: July 1, 2025

Subject: Variances – 217 Medary Avenue South – Lot Area / Width

Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

South Dakota State University Foundation has made a request for variances on the South 58' of Lot 2, Block 2, Orchard Drive Addition, also known as 217 Medary Avenue South. The first request is to move a single-family dwelling on a 58-foot-wide lot. The second request is to move a single-family dwelling on a lot less than 10,000 square feet in size. Staff recommends approval of both variance requests.

Item Details:

The original house and garage at 217 Medary Avenue South received extensive fire damage and were deemed uninhabitable. SDSU Foundation purchased the property and the lot has been cleared.

SDSU Foundation owns a house located in the University Residential Historic District at 820 9th Avenue that they would like to relocate or demolish. Upon going through the Historic Preservation 11.1 Review, it was determined that the house should be relocated within the city rather than demolished. The applicant desires to sell the house and empty lot as a package. The buyer would complete the relocation of the house at 820 9th Avenue to the empty lot at 217 Medary Avenue South. The construction will require two variances as proposed.

The first request is to the lot width of 58-foot-wide lot. The minimum lot width in the Residence R1-B Single-family district is 75 feet. The second request is for lot area of less than 10,000 square feet. The lot is approximately 9,000 square feet.

Supporting Documentation:

Hearing Notice
Location Map
Application
Site Plan