

Board of Adjustment Agenda Memo

From: Bailey Maca, Associate Planner

Meeting: September 2, 2025

Subject: Variance – 1016 Oakwood Circle – Shed Location

Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

Jon Sprang has made a request for a variance on Lot 12 in Block 1 of Fairgrounds Addition, also known as 1016 Oakwood Circle. The request is to install a shed within the front yard setback. The front yard setback in the Residence R-3 apartment district is 20-feet. Staff recommends approval.

Item Details:

Lot 12 in Block 1 of Fairgrounds Addition is a double frontage lot abutting Oakwood Circle and Medary Avenue South. The lot is zoned Residence R-3 apartment district which requires a 20-foot setback on the front yards. The owner would like to install a shed 6-feet off the west property line along Medary Avenue South. The application emphasized that the shed would be screened from Medary Avenue South by the existing privacy fence and mature trees. Accessory buildings may be located within 5 feet of rear and side property lines. However, due to the lot's double frontage, the west side is classified as a front yard and must comply with the 20-foot setback requirement by ordinance.

In September 2011, a variance was granted for the adjacent property to the south at 1024 Oakwood Circle, allowing a shed to be located within the 20-foot front yard setback. This property also qualifies as a double frontage lot.

Supporting Documentation:

Hearing Notice
Location Map
Application
Site Plan