

Board of Adjustment Agenda Memo

From: Bailey Maca, Associate Planner
Meeting: May 5, 2026
Subject: Variance – Rear Yard Setback – 1119 Medary Ave South
Presenter: Ryan Miller, City Planner

Summary and Recommended Action: Jay and Bonnie Gilbertson have made a request for a variance on Lot 1B of Block 1 of Camelot Square Addition, also known as 1119 Medary Avenue South. The request is to build a garage addition within 22.9-feet of the rear lot line. Per Sec. 94-125(f), the rear yard setback in the Residence R-1B single family district is 25 feet.

Staff recommends approval.

Item Details:

1119 Medary Avenue South is located within the Residence R-1B single family district. The applicants have made a request build a garage addition within 22.9-feet of the rear lot line. The minimum required rear yard setback in the Residence R-1B single family district is 25 feet. The applicant proposes to remove the existing detached garage and replace it with an attached garage of approximately the same size. While detached accessory garages are permitted within five feet of the rear lot line, an attached garage is considered part of the principal structure and is therefore subject to the full rear yard setback requirement.

The home was constructed in 1889 and is situated on a large, irregularly shaped lot. The house entrance faces south, with the north side functioning as a rear yard and the east side functioning as a side yard, in practice. However, under zoning code definitions, the front lot line is defined as “the lot line separating a lot from a street right-of-way,” and the rear lot line is “the lot line opposite and most nearly parallel to the primary front lot line.” Based on these definitions, the front yard is located between the house and Medary Avenue South, and the rear yard is located on the east side of the property.

Staff is supportive the request and notes that several properties in the surrounding neighborhood utilize reduced yard setbacks.

Approved setback variances:

- 1123 Squire Court: 16’8” to rear 6’ to side
- 1115 Squire Court: 22’ 6” to front yard
- 1135 Squire Court: 20’ 7” from front lot line

- 1103 Squire Court: garage 1' into side yard

Supporting Documentation:

Hearing Notice

Application

Site Plan and Rendering

Approved Variances Map