



**BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE
FEE: \$ 150.00**

***Applicants are responsible for attending the meeting and providing proof of a hardship.**

Name (applicant): Brad Schmidt Phone: 507-828-3444
Address: 1007 Circle Drive Email: schmidtbreds_93@hotmail.com
Name (owner): Brad Schmidt Phone: 507-828-3444
Address: 1007 Circle Drive Email: schmidtbreds_93@hotmail.com

Property address where variance is sought: 1007 Circle Drive

Legal Description: Lot 27, Fishback Subdivision, city of Brookings, Brookings County, South Dakota

Site Plan Required: A "top view" or overhead plan, drawn to scale, showing all existing and proposed buildings, structures, fences, lot lines, dimensions and other relevant information regarding the request shall be submitted with all applications.

Brief statement regarding the variance desired: Building a fence on west property line plus building a garage in southwest corner of lot

Brief statement explaining how your request meets the following criteria:

Describe special conditions specific to the property (irregular lot boundary, size, unusual topography, etc.) that make it difficult to meet the ordinance requirements and explain why the rules cause an unnecessary hardship that does not affect surrounding properties in the same way:

This property is a double frontage lot, meaning there's a street on the front (East) and back (West) sides of the property. With a double frontage lot, city ordinance requires a 47ft setback from the curb to the front of a potential building and fence (6' privacy fence). However our previous fence that blew down in the Derecho of 2022 was a 6ft tall privacy fence 47' from the curb. To replace the fence we would like to make our backyard bigger with the fence on the property line, which would still leave 22' to the curb. I am here for building a proposed 24' x 24' garage, having the front 22' away from the curb. If we were to follow city ordinance, our back boulevard (47') would be bigger than our backyard (32'). With kids and pets we want to have as much play area for them as possible along with keeping their safety at highest priority. There are other properties on our block that have 6ft privacy fences on the property line as well as a garage on the property line.

Applicant's Signature: [Signature] Date: 3-11-24
Owner's Signature: [Signature] Date: 3-11-24



BOARD OF ADJUSTMENT

Decision: _____

Chairperson, Board of Adjustment

Date