

Board of Adjustment Agenda Memo

From: Ryan Miller, City Planner

Meeting: July 2, 2024

Subject: Veldkamp – Detached Garage – 505 Wicklow Lane

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Tim Veldkamp has submitted revised plans for requested variances on Lot 19 in Parsley Way Addition, also known as 505 Wicklow Lane. The revised plans would require three variances. The first variance is to exceed the maximum allowable size or an accessory structure by 20 square feet. The second request is for a 14-foot sidewall height for an accessory building located in front of a dwelling. The third request is for a 38-foot-wide driveway. The width of driveway may be up to 24-feet in width.

(June) Tim Veldkamp has made a request for variances on Lot 19 in Parsley Way Addition, also known as 505 Wicklow Lane. The first request is for a reduced front yard setback of 26-feet. The second request is for a 14-foot sidewall height for an accessory building located in front of a dwelling. The third request is for an overall height of 22-feet 8-inches for an accessory building located in front of a dwelling. The fourth request is for a 38-foot-wide driveway. The width of driveway may be up to 24-feet in width.

Item Details:

505 Wicklow Lane is located within the Joint Jurisdiction area of the City of Brookings and Brookings County. The home is located on a slightly larger than one-acre lot. The existing single-family home has an attached two car garage. The applicant would like to build a detached garage adjacent to the existing attached garage with shared use of the existing driveway.

The first variance is to exceed the maximum allowable size or an accessory structure by 20 square feet. Sec. 94-365(a)(6)(d) states that lots with more than one acre but less than two may have up to 1,500 square feet for accessory structures. The plans call for a 1,520 square foot detached garage.

The second request is for a 14-foot sidewall height for an accessory building located in front of a dwelling. According to Sec. 94-394(c), the maximum sidewall height for an accessory structure located in the rear or side yard is 12-feet.

The third request is for a 50-foot-wide driveway. The width of driveway may be up to 24-feet in width per Sec. 94-343(b)(3).

The Joint Jurisdiction ordinance was updated in 2022 at which point all non-ag uses were regulated based on the City's building and zoning codes. Previous detached structures and driveways in this area were allowed greater overall size, height and width.

Options and Recommendation:

The Board of Adjustment has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

Staff recommends approval of the variance requests.

Supporting Documentation:

Hearing Notice

Location Map

Application

Site Plan

Site Plan (Revised)

Floor Plans

Floor Plans (Revised)

Elevation

Elevation (Revised)

Renderings

Renderings (Revised)

Site Photos