

Zoning Board

Thank you for allowing me the time today to discuss this important matter. My hope is to make good use of everyone's valuable time while thoroughly explaining my project and the reasons that I feel justify this variance request. This request is narrow, property-based, and carefully considered. We are not asking to change the intent of the zoning ordinance—only to apply it reasonably, given the size and characteristics of this specific lot.

As a lifelong resident of Brookings, I fully understand and support the role that our city's ordinances and zoning board serve in preserving the beauty of our town and overseeing the thoughtful expansion that will continue to allow Brookings to grow. The property in question was purchased in July of 2025 by myself and my wife. We have always dreamed of having space and privacy while still being close to town. This property checks those boxes and we view this as our forever home. One of the biggest benefits of this property is the 3 acres of land that it sits on and the multitude of 30+ year old trees. With that abundance of space, we are wanting to construct an accessory building that exceeds the city's 2k limit for properties in the R-1B zoning district. This decision comes after much thought and research, looking into ways to avoid having to apply for this variance request. We have been working with a very experienced contractor and architect to develop a plan that would provide a building that gives us the space we feel we need but also acts as a tasteful extension of our home. The location on our property for this building is naturally surrounded by mature trees and shrubs on 3 of the 4 sides, dramatically reducing any potential visual impact to neighbors and the community.

Property Overview

- Approximately **3 acres** in size
- Zoned residential and used as a **single-family residence**
- Significantly larger than standard city lots and well beyond the acreage where the ordinance reaches its maximum allowance

Under the ordinance:

- Smaller parcels allow smaller accessory buildings
- At **2 acres**, the maximum is **2,000 square feet**
- At **3 acres**, there is **no additional allowance**, despite a substantial increase in land area

This creates a hard cutoff that does not account for larger parcels like ours.

Nature of the Request

We are requesting **one variance only**:

- Additional square footage beyond the standard cap for an accessory building

- This would look better than trying to attach this to the existing home

We are **not** requesting:

- Height, setback, or use variances
- Any commercial use, dwelling units, or occupancy changes

The building remains:

- Fully accessory to the home
- Residential and non-commercial
- Compliant with all setbacks, height limits, and placement standards

Statement/Criteria

Practical Difficulty

The hardship is **property-based**, not personal preference.

Because of the size and layout of this 3-acre parcel:

- The layout of the existing home on the lot doesn't allow us to attach this to the home without blocking other home entrances
- Multiple egress windows would be blocked, which would require relocating
- The main feed of utilities into the home would need to be dug up and moved
- In addition to the windows and utilities, the septic system would also need to be relocated and moved
- The site easily accommodates the building without impacting neighbors
- The structure is set well away from property lines
- Added square footage does not increase visibility or massing concerns

Strict enforcement of the cap creates an artificial constraint that does not reflect real-world impacts. Denial would likely force less desirable outcomes—such as inefficient layouts, taller massing, or multiple smaller structures—none of which better serve the ordinance's intent.

Functional Need

The proposed size supports normal residential uses appropriate for a property of this scale "3 acres and over 40 trees", including:

- various pieces of equipment to properly maintain the yard, leaves, trees and adequately remove snow
- Storage for daily and seasonal vehicles
- Trailers and recreational equipment
- Enclosed storage and small office/workspace areas shown on the plans

There is **no rental use, no commercial activity, and no increase in traffic, noise, or public access.**

Architectural Compatibility

We have a strong desire to be responsible stewards of this property. The last thing we would want is to create an eyesore for the neighborhood or the town by having a back or side yard that resembles a used car or equipment lot. Allowing this variance would ensure that items are stored indoors, where they are protected and their longevity is increased. This approach also helps preserve the overall appearance and beauty of the property while maintaining the character of the surrounding neighborhood and community.

- Same exterior materials and design theme
- Matching shingles, roof pitch, trim, and style

The goal is a structure that reads as a natural extension of the property, not a visually dominant outbuilding.

Comparison to 1031 W 8th Street South

As a point of reference, a recent request at 1031 West 8th Street South involved:

- This was asking for three variances, including excess sidewall height
- A proposed 7,200-square-foot **accessory building**

By comparison:

- We request **one variance only**
- Solely for total square footage (much smaller)
- For a significantly smaller building
- With no additional dimensional relief

This illustrates that our request is narrower in scope and, respectfully, less of a stretch than prior cases already considered.

No Adverse Impacts

Granting this variance will not:

- Affect neighboring properties or property values
- Create drainage or runoff issues
- Increase traffic or noise
- Set a precedent for smaller lots

This is a **site-specific request** justified by unusual lot size and full compliance with all other zoning standards.

Willingness to Accept Conditions

We are willing to accept reasonable conditions, including:

- No commercial use
- Construction consistent with submitted plans
- Continued compliance with height and setback requirements

The Surrounding area/neighborhood

One last thing we would ask you to consider:

- Within 300 yards of our property there are 2 different properties that have multiple accessory buildings
- 15k square ft and 9k square ft
- Yes, they are zoned differently, but we feel their close proximity to our property should be considered in this decision

Closing

This request:

- Addresses an arbitrary cutoff in the ordinance
- Reflects the realities of a 3-acre residential parcel
- Produces no negative impacts
- Results in a well-designed, compatible structure

I respectfully ask the Board to grant the variance.

Thank you for your time and consideration.