

Board of Adjustment Agenda Memo

From: Ryan Miller, City Planner
Meeting: September 3, 2024
Subject: Rhody Variance – Sidewall Height – 528 W 8th Street S
Person(s) Responsible: Ryan Miller, City Planner

Summary:

Daniel Rhody has made a request for a variance on Lots 3 and 3A of Weiland Addition, also known as 528 West 8th Street. The request is for 14-foot sidewall heights for an accessory building. An accessory building located in the side or rear yard of a residential lot shall have a sidewall height no greater than 12 feet.

Item Details:

528 W 8th Street South is a single-family home located south of the Brookings Airport. The lot is 4.26 acres and located within a Residence R-1A Single-family district. The applicant would like to construct a 40x40 (1,600 square foot) detached garage behind the home. On a two-acre lot, detached garages may be up to 2,000 square feet or no larger than the total square-feet of the first story of the home, whichever is less. Sidewall heights are limited to 12-feet in the side or rear yards and the overall height may not exceed the height of the home.

The proposed project will meet all of these requirements with the exception of the sidewall heights. The lot is surrounded by trees and the neighbor to the north is the Brookings Airport. The overall height of the garage will not exceed the overall height of the home. The garage will be built behind the home.

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.

Supporting Documentation:

Hearing Notice
Location Map
Variance Application
Site Plan