



**BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE
FEE: \$ 175.00**

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

Name (applicant): Bonnie Gilbertson Phone: [REDACTED]

Address: 1119 Medary Ave South Email: [REDACTED]

Name (owner): Jay & Bonnie Gilbertson Phone: [REDACTED]

Address: 1119 Medary Ave South Email: [REDACTED]

Property address where variance is sought: 1119 Medary Avenue South

Legal Description: 1B BLock 1 Camelot Square Addition

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: Proposed foundation is 22.9 feet from lot line and requesting a variance because it does not meet the 25 foot backyard setback.

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: Please see attached sheet.

Request for Variance on 1119 Medary Avenue South, Brookings, SD

Built around 1889, this property features the original farmhouse where the front faces south with two front porches and a three-sided window bay. The back faces north. When the property was developed, houses were built around it but space for a large backyard to the north was left on the property as seen in the site plan. The area to the east of the home was considered a side yard not the backyard.

Properties abutting and to the east of 1119 Medary Ave South have built garages. See attached sheet. The property directly to the east, 1115 Squire Ct, built an attached garage that is approximately 21.83 ft from its back lot line. The property to the north of 1115 Squire Ct, 1121 Squire Ct. has a detached garage where one corner is approximately 18.11 ft from its back property line. The property to the east of 1121 Squire Ct, 1123 Squire Ct, has an attached garage approximately 18.53 ft from its back property line.

What we are asking is in line with preexisting conditions of our property, the front faces south and the back faces north with an east side yard. Then the 25-foot backyard setback requirement would not apply. The eastern adjacent properties were under the back 25-foot setback. Our request is in line with existing neighbor conditions.

We're accomplishing two things, first we are reducing the roof line from 24 ft to 12 ft, and secondly, by building an attached garage, we are moving the garage further away from the east lot line, approximately 21.62 ft to 22.9 ft. Both these improvements would reduce the garage intrusiveness to our neighbors to the east.

Thank you for your consideration,

The Gilbertsons
1119 Medary Ave South
Brookings, SD

1119 Medary Ave South and abutting properties to the east*



Original 1119 Medary Ave South garage is approximately 21.62 ft from east property line.

1115 Squire Ct garage is approximately 21.83 ft from west property line.

1121 Squire Ct garage corner is approximately 18.11 ft from west property line.

1123 Squire Ct garage is approximately 18.53 ft from north property line.

* As measured in Beacon