



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

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

Name (applicant): Dusten Hendrickson Phone: 605-691-1933  
Address: 1139 Indian Hills Rd Email: Dusten\_email@moneyre.com  
Name (owner): (same) Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Email: \_\_\_\_\_

Property address where variance is sought: 510 Main Ave

Legal Description: Second Addition, N 50' Lots 8-9-10, Blk 13  
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**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:** Add 10 micro units above the garage in the alley. It is hidden behind the historical structure facing Main Ave and would be a great example of how to blend old and new architecture. We need to build up to the lot line.

**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 is a unique property as it is downtown, so it will not have a negative effect on the surrounding properties. This is a way to add needed living units in the urban core and it is a part of the city planning. The hardship would be <sup>is</sup> that if we had to build 20' from the lot line this project is not feasible. There is already a garage on the lot line that is grand fathered in.

