



Meeting Date: 8/4/2026

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

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

Name (applicant): Justin Bucher Phone: [REDACTED]

Address: 409 22nd Ave S. Brookings, SD 57006 Email: [REDACTED]

Name (owner): Branch Creek LLC - Tom Fishback Phone: [REDACTED]

Address: PO Box 5057. Brookings, SD 57006 Email: [REDACTED]

Property address where variance is sought: 2317 & 2319 Oak Branch Ave. Brookings, SD 57006

Legal Description: Lots 2 & 3 of Block 5 Branch Creek 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: Request front yard setback of 19ft

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:
Property is only 100ft wide

Units are intended to be for affordable housing

Development is master planned community, building will not look out of place appearance-wise

There was no intent to build across setback line

Foundation was surveyed after built, so issue was not known until too late



Applicant's Signature: Justin Becker Date: 7/15/2026

Owner's Signature: TL M. Felt Date: 7/15/2026

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BOARD OF ADJUSTMENT

Decision: _____

Chairperson, Board of Adjustment

Date