

# Board of Adjustment Agenda Memo

**From:** Ryan Miller, City Planner  
**Meeting:** March 5, 2024  
**Subject:** Hilbrands Variance – Accessory Structure – 1031 W 8<sup>th</sup> St S  
**Person(s) Responsible:** Ryan Miller, City Planner

## **Summary:**

Nathan Hilbrands has made a request for variances on Block 1 of Clites Addition also known as 1031 West 8<sup>th</sup> Street South. The first request is to exceed the allowable square footage for an accessory building. For residential lots with an area of two acres or more, the floor area of accessory buildings shall not exceed 2,000 square feet for all buildings combined and all floors combined or 100 percent of the largest floor area of one story of the principal building, whichever is less. The second request is to exceed the sidewall height for an accessory building. An accessory building located in the side or rear yard shall have a sidewall height measured from the floor to the top of the top plate no greater than 12 feet. The third request is to exceed the overall height for an accessory building. No accessory building located upon a residential lot shall have a height greater than that of the principal building.

## **Item Details:**

1031 W 8<sup>th</sup> St S is a single-family home located on a 3.95-acre lot. The first floor of the home is 3,099 square feet, therefore, the maximum square feet for all accessory structures in the lot per Sec 94-365(6)(e) is 2,000 square feet. The home has a 1,225 square foot attached garage in addition to the first floor living space. There is currently one accessory structure on the property, a 61-square foot gazebo. The remaining allowable size for accessory structures is 1,939 square feet. The applicant would like to construct a 7,200 square foot (120 feet x 60 feet) detached accessory structure. This would exceed the allowable square feet for accessory structures by 5,261 square feet (263% of allowable size).

The sidewall height is limited to 12 feet per Sec 94-394. The applicant is proposing a sidewall height of 20' 1 1/8". Total height of a building is defined in Sec 94-1 as the vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the mean height between eaves and ridge for gable, hip and gambrel roofs. This measurement is roughly 15' 10.5" for the 1 1/2 story primary building. The measurement to the highest peak of the home is roughly 22' 9". The applicant is proposing a total height of approximately 25' 7.5" with the highest peak measured at 31' 3/16". The height of the structure in proximity to the Brookings Municipal Airport will likely require an airspace study.

The location of the proposed accessory structure would meet the minimum required setback for accessory structures, which is five feet.

The applicant would like the additional space in the detached accessory structure for vehicles, boats, trailers, ice shack and snow removal equipment. They would also like space for basketball and hockey practice for their family and friends.

Adjacent to the property is a single-family home to the west, the Brookings Airport to the north, Greenwood Cemetery to the east and Timberline Addition stormwater ponds to the south. The property appears to slope down towards the southern end of the property and the home has a walk-out basement. Although the height of the accessory structure would still be measured using the same formula as the primary structure, the overall appearance of the height of the accessory structure when viewed from the front of the home may be reduced due to the lower laying area in the rear yard where the structure is proposed.

Comparable accessory structures in the Clites Addition include:

- 1133 W 8<sup>th</sup> Street South (1,536 sf accessory / 2,496 sf first floor of home)
- 1215 W 8<sup>th</sup> Street South (1,280 sf accessory / 2,271 sf first floor of home)
- 1231 W 8<sup>th</sup> Street South (480 sf accessory / 3,560 sf first floor of 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 denial of the variance requests.

**Supporting Documentation:**

Hearing Notice  
Location Map  
Variance Application  
Site Plan  
Building Plans