

NOTICE OF HEARING
UPON APPLICATION
FOR A VARIANCE

NOTICE IS HEREBY GIVEN That *Joel Hefling* has made a request for a variance on the N112' of the E35' and the N100' of the W15' of Lot 6, Block 2, *Skidders Second Addition* also known as 806 6th Street. The variance is a request to establish front yard parking on a lot in a residential district.

NOTICE IS FURTHER GIVEN That said application will be brought on for public hearing before the Board of Adjustment of the City of Brookings at *4:30 o'clock P.M. on Thursday, September 17, 1992*, in the Commission Chambers in the lower level of City Hall, Brookings, South Dakota.

Any person interested may appear and be heard in this matter.

"The City of Brookings is responsive to requests for communication aids and the need to provide appropriate access, and will provide alternative formats and accessible locations consistent with the Americans with Disabilities Act."

Dated this 11th day of September, 1992.


City Engineer

Joel Hefling
806 and 812 6th Street

Vivian Distad
524 and 516 8th Avenue

over

Lee Lundie
816 6th Street
(R.R. #3, Box 68)

Robert Gilkerson
502 8th Avenue

Paul Groen
815 5th Street
(Box 301)

Lawrence Bartling
817 5th Street

St. Pauls Episcopal Church
519 8th Avenue
726 6th Street
725 5th Street

Gary Nelson
721 6th Street

Joyce Kontz
611 8th Avenue

Present Owner
725 6th Street

Robert Masson
610 8th Avenue

Delpha Masson
803/805 6th Street

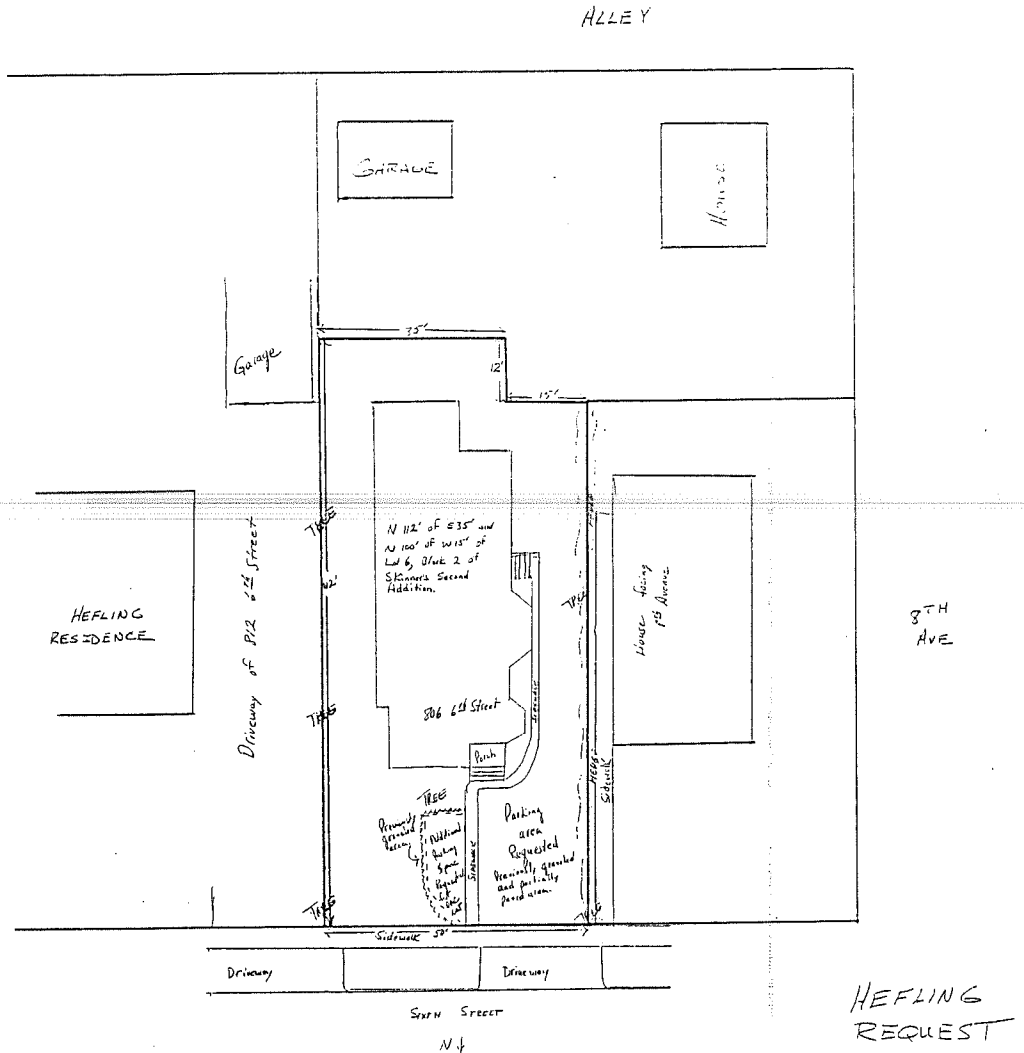
James Krier
902 7th Street

Roy Masson
805 6th Street

Cynthia Masson
811 6th Street
(710 5th Street)

Virgil Wilson
817 6th Street
(1103 6th Street)

South



September 8, 1992

Board of Adjustment

Request for a Variance to allow front yard parking at
806 6th Street

Requested by: Joel Hefling
812 6th Street

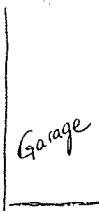
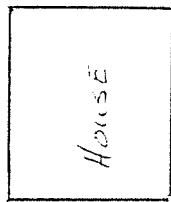
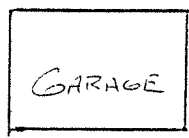
This request is to allow parking partially in front of the house at 806 6th Street, which contains two apartments.. This area has been used as a parking area at least since 1970. During that time, the area has been graveled and is partially paved. It will include the area that is the width of the paved driveway coming off of the street, and enough space for one additional car to the east of the sidewalk leading to the house.

This property has been a rental property for over 20 years. At one time in the late 1970s, the property was occupied by a Vietnamese refugee family. We purchased the property in 1981 and have maintained its use as a two-apartment facility. As the accompanying site plan shows, the lot is too small to permit additional parking elsewhere on the lot. There is not enough room for a vehicle to get between the house and existing trees on either side of the house. There is not enough room to allow vehicles access to the backyard, which is too small for a garage or additional parking.

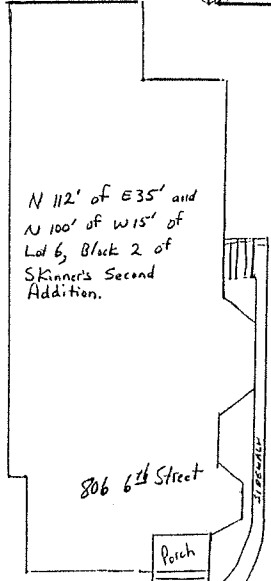
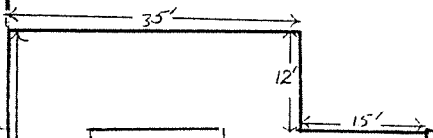
Approval of this request will allow continued parking in the area at the front of the property that will be consistant with the previously established parking area. That parking area will not be expanded, but will continue to be maintained as it has been in the past.



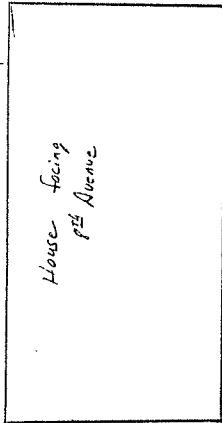
ALLEY



Driveway of 812 6th Street

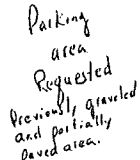
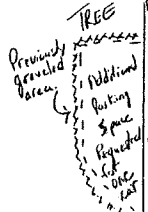


806 6th Street



8TH AVE

HEFLING RESIDENCE



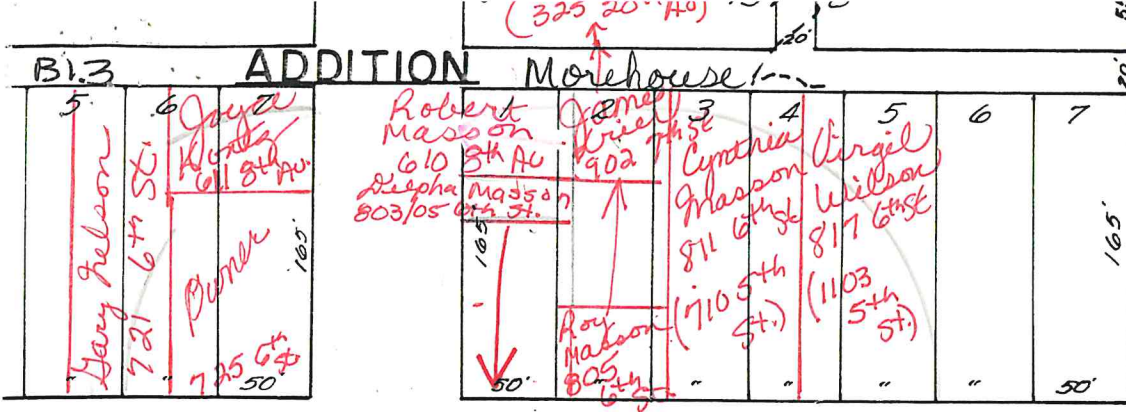
Sidewalk 50'

Driveway

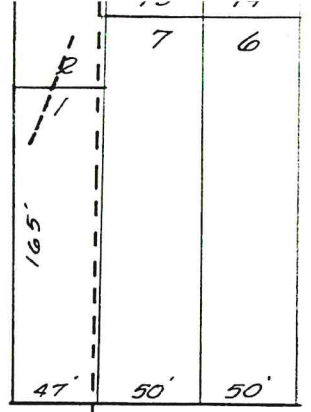
Drive way

SIXTH STREET
N ↓

HEFLING REQUEST

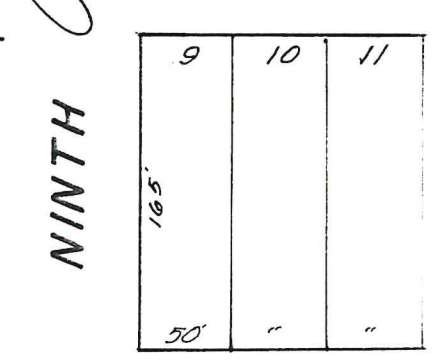
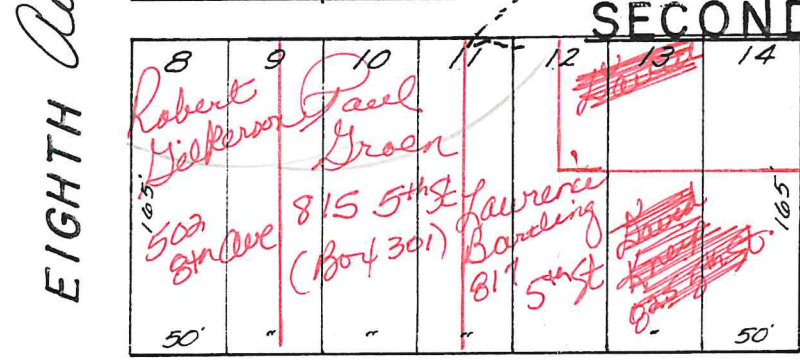
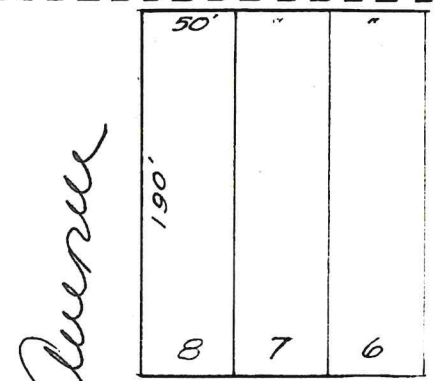
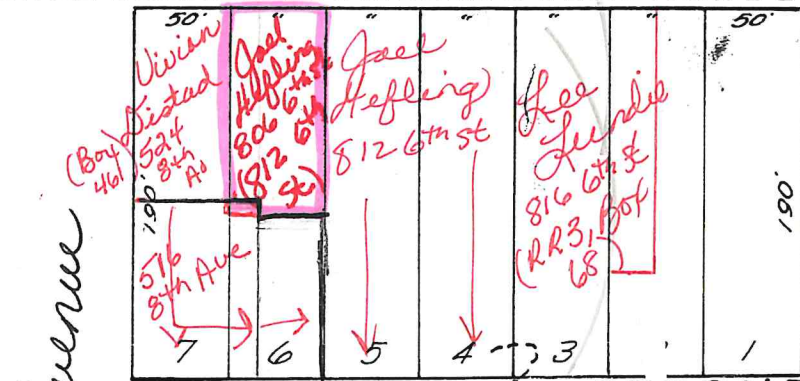
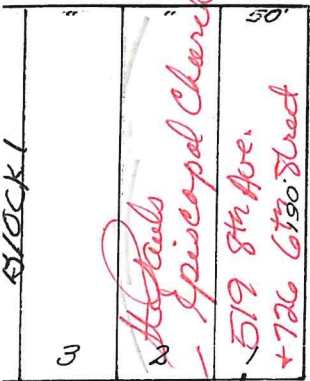


16 copies



SECTION LINE

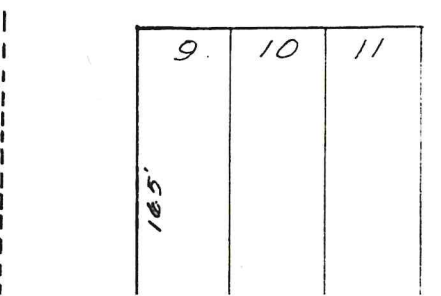
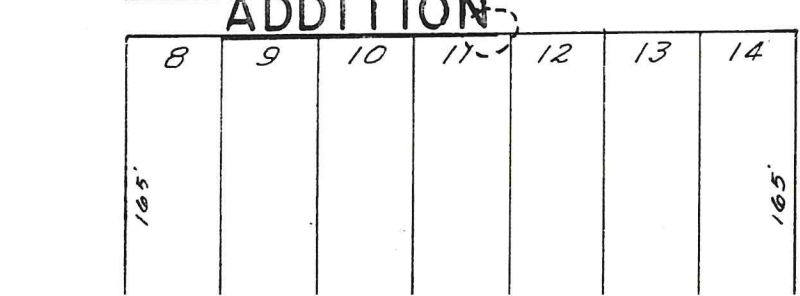
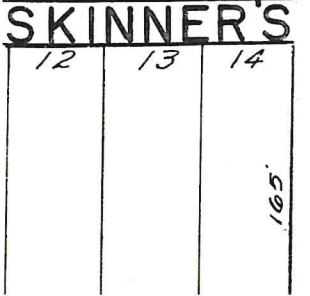
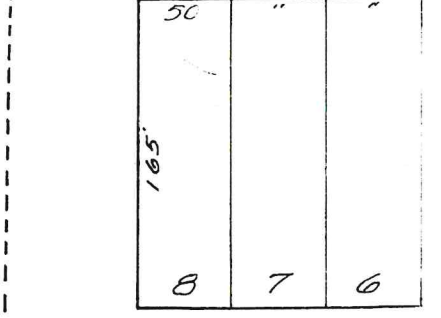
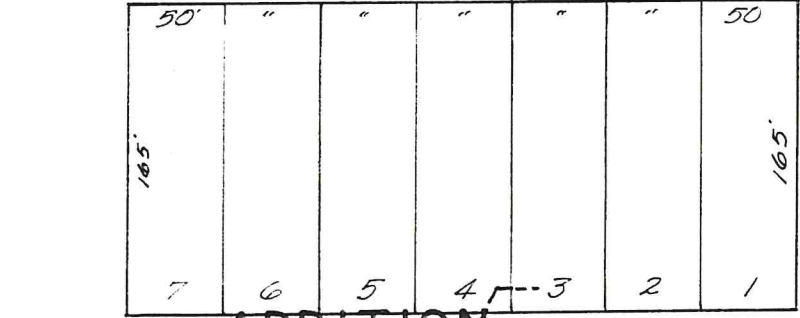
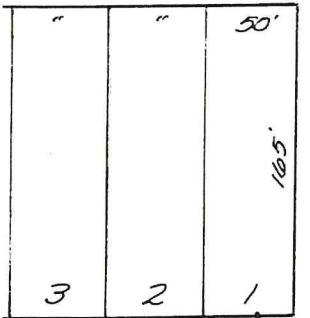
Sixth STREET



EIGHTH Avenue

NINTH Avenue

Seventh STREET



Board of Adjustment
Brookings, SD
September 17, 1992

OFFICIAL MINUTES

The Board of Adjustment was called to order by Vice Chairperson Jeffery Robbins on Thursday, September 17, 1992 at 4:30 P.M. in the Commission Chambers at City Hall. Voting members present were: Mary McKinney, Scott Mundt, Bob Durland, a-Dave Kurtz and Robbins. Also present was a-Carla Gatzke. Dan Kippley was absent. Darlene Schwartz, City Engineer Gregg Jongeling, City Commissioner Debbie Pederson, Richard Danielsen, Joel Hefling, CeCi Masson, Phyllis Bartling, Calla Hogue and others were also present.

Item #1 - The September 3, 1992 minutes were approved.

Item #2 - Robert and Darlene Schwartz have made a request for a variance on Lot 2A, Block 3, Sale Barn Addition, also known as 606 Sixth Avenue South. The variance is a request to build four and one-half feet (4½') from the north side lot line. Seven feet (7') is the required setback in an R-3A residential district.

(Durland/Mundt) Motion to approve variance. Kurtz, Mundt and Durland voted aye. McKinney and Robbins voted no. MOTION FAILED.

Item #3 - Richard Danielsen has made a request for a variance on the E44.83' of the S90.3' of Lot 1 and the W9.13' of the S90.3 feet of Lot 2, Block 1, Hillcrest Addition, also known as 1421 Sixth Street. The variance is a request to establish a use on a lot with 4,873 square feet of lot area. 15,000 square feet is required in the B-2 business district.

(Mundt/Durland) Motion to approve variance. All present voted aye. MOTION CARRIED.

Item #4 - Joel Hefling has made a request for a variance on the N112' of the E35' and the N110' of the W15' of Lot 6, Block 2, Skinners Second Addition, also known as 806 6th Street. The variance is a request to establish front yard parking on a lot in a residential district.

(Durland/McKinney) Motion to approve variance. All present voted no. MOTION FAILED.

The meeting was adjourned.

Dan Hanson, Secretary

Jeffery Robbins, Vice-Chairperson

SUMMARY OF DISCUSSION

The Board of Adjustment was called to order by Vice Chairperson Jeffery Robbins on Thursday, September 17, 1992 at 4:30 P.M. in the Commission Chambers at City Hall. Voting members present were: Mary McKinney, Scott Mundt, Bob Durland, a-Dave Kurtz and Robbins. Also present was a-Carla Gatzke. Dan Kippley was absent. Darlene Schwartz, City Engineer Gregg Jongeling, City Commissioner Debbie Pederson, Richard Danielsen, Joel Hefling, CeCi Masson, Phyllis Bartling, Calla Hogue and others were also present.

Item #2 - Schwartz stated she wanted her manufactured house to face the road like a site built home. She also needed a driveway for access to the rear yard since there is no alley. This layout resulted in a need to place their home closer to the side lot line.

Jongeling asked why the Schwartz's could not purchase more land from an adjoining lot. Schwartz replied that the developer would not sell off a portion of another lot. Jongeling noted that the Board of Adjustment has been reluctant in the past to grant a variance in areas where development has not occurred.

Item #3 - Danielsen summarized the property transfers which resulted in his lot being divided in such a way as to cause it to be less than the minimum size allowed by ordinance.

The Board was concerned with future uses which may be too intensive for this size of lot. It was explained that parking requirements would prohibit most types of retail operations.

Item #4 - Hefling stated that the use of the property as a duplex would not change and that the front yard area has been parked on for about 20 years. He added that access to the rear yard would require moving a tree which would devalue the property.

Robbins clarified that 2 spaces would be established in the front yard if the variance was granted. Hefling said he would park 2 cars in front of the house and 3 vehicles in the driveway.

CeCi Masson, an adjacent property owner, opposed the request. She felt granting the variance would be a step backward for the neighborhood. Phyllis Bartling, a neighbor, also opposed the request because she felt it could set a precedent. Calla Hogue of the University Neighborhood Action Committee stated that the Board of Adjustment should not accommodate Mr. Hefling but rather require Mr. Hefling to conform by renting to fewer tenants or remove one tree to allow more driveway parking.

The meeting was adjourned.

Dan Hanson, Secretary

Jeffery Robbins, Vice-Chairperson