

Board of Adjustment Agenda Memo

From: Ryan Miller, City Planner

Meeting: September 5, 2023

Subject: Jerry Nissen – Exceed Maximum Square Footage for Accessory Structures – 206 Maple Drive

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Jerry Nissen has submitted a variance to exceed the maximum allowable size for accessory structures on a residential lot. According to Sec. 94-365, the total square footage of all accessory buildings on a lot use for residential purposes shall not exceed 25 percent of the rear yard area or 1,000 square feet of all floors combined, whichever is less. The applicant is proposing to build a new detached garage which would increase the overall square footage of accessory buildings to 1,056 square feet.

Item Details:

206 Maple Drive is located in the Bridle Estates Addition in the Joint Jurisdiction Area south of Brookings. The lot is under one acre. Currently, the lot includes a residential dwelling, detached garage and three additional accessory structures in the rear yard. The applicant is proposing to remove the three accessory structures in the rear yard and replace them with a 30x24 accessory structure (720 square feet). The existing detached garage (336 square feet) would remain. This would create a total of 1,056 square feet of accessory structures.

The updated Joint Jurisdiction Zoning Code (updated in 2022) states that all residential properties in the Joint Jurisdiction area must follow the City's zoning standards for the corresponding residential district. Previously, the proposed structure would have been permitted without a variance under the previous joint jurisdiction ordinance.

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 approval of the variance request.

Supporting Documentation:

1. Hearing Notice
2. Location Map
3. Variance Application
4. Site Plan
5. Building Plans