



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

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

Name (applicant): Clark Drew Construction, Inc. Phone: 605-692-9063

Address: 302 32nd Ave. S. Email: randy@clarkdrewconstruction.com

Name (owner): Brian Sather Phone: 605-692-6315

Address: 2311 Minnesota Dr Email: brian@briansather.net

Property address where variance is sought: 2311 Minnesota Dr

Legal Description: Maylands First Addn, S 185' of W 223.93' of LOT 2, BLK 1 223.93x185

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: Non-conforming use within B-4 zoning district. Greater than 25% increase in building addition. Foundation planting.

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:


It was brought to our attention after design of the building by city staff this exceeds the 25% expansion rule for non-conforming use in a B-4 zoning district. The new expansion would replace existing storage units along the west side of the property and allow the existing business to serve their customer base more efficiently.

This business has operated as an auto body repair facility for 30 years without any issues.

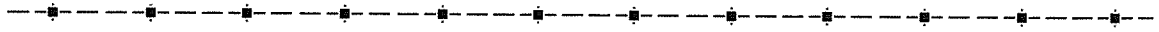
Foundation planting: The type of business use requires the majority of the exterior to be overhead door service bays thus eliminating possible areas this could occur.

The front yard planting area would be accentuated to make up for lack of foundation plantings.



Applicant's Signature:  Date: 6/14/23

Owner's Signature:  Date: 6/14/23



BOARD OF ADJUSTMENT

Decision: _____

Chairperson, Board of Adjustment

Date