



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

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

Name (applicant): Jason Merkley Phone: 605-696-9000

Address: 300 22nd Avenue | Brookings, SD 57006 Email: jmerkley@brookingshealth.org

Name (owner): Brookings Health System Phone: 605-696-9000

Address: 300 22nd Avenue | Brookings, SD 57006 Email: jmerkley@brookingshealth.org

Property address where variance is sought: 2311 Yorkshire Drive

Legal Description: OUTLOTS, E 221.4' OF OUTLOT B, SEC. 30- 110-49, AND W 39' OF BLK 5, MAYLAND ADDN

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: The Owner is requesting a variance for the bufferyard requirements on the north and west sides of the property, and an exception to the location of the required tree plantings on site.

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:
North Bufferyard - requesting an omission of this bufferyard. There is an existing gas main in the area between the existing parking lot and property line (+/-10') that would be in conflict with any bufferyard plantings. With the north property being hospital use, under the same ownership, the bufferyard provides less of a benefit than if the site was a residential use.

West Bufferyard - requesting a modification of the required bufferyard plantings. New utility services (water, elec, and gas) will be installed in the west setback. These services would be in conflict with any new tree plantings in that area. In lieu of tree plantings the Owner is requesting that the shrub, perennial and grasses shown on the attached plan would be accepted as an alternate planting. The shrubs utilized grow to a mature size of 5'-7' high and wide. The building is single story with a height of

17'-0" along the west facade. The owner is also working to make contact with the LDS church to offer to help with removal and replacement of three ash trees on the church property adjacent to the shared property line.
Location of Required Tree Planting - Three additional trees are required to be planted on the site. With limited space available and a potential addition to the north, we request approval to plant two of the required trees in the green space north of the site (on the hospital property).

Applicant's Signature: *[Signature]* Date: 8-13-24
Owner's Signature: *[Signature]* Date: 8-13-24



BOARD OF ADJUSTMENT

Decision: _____

Chairperson, Board of Adjustment

Date