



**BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE
FEE: \$ ~~150.00~~ 375.00**

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

Name (applicant): Samuel Krueger Phone: [REDACTED]

Address: 48420 SD Hwy 13 Elkton SD 57026 Email: [REDACTED]

Name (owner): Samuel Krueger & Silas Krueger (Joint Owners) Phone: [REDACTED]

Address: 48420 SD Hwy 13 Elkton SD 57026 - 1208 Crested Butte Ave. Brookings SD 57006 Email: [REDACTED]

Property address where variance is sought: 806 6th St. Brookings SD 57006

Legal Description: The N 112' of the E 35' and the N 100' of the W 15' of Lot 6 on the block 2 of the Skinner's Second Addition to the City of Brookings, Brookings County SD

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: Extend the existing 30-foot-wide approach into the driveway in order to provide safe circulation to side-yard parking and a looped connection crossing in front of the house to the neighboring driveway for access to 6th Street.

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: Because the lot lacks direct alley access and has limited frontage, standard driveway width of 24ft would force unsafe turning and backing onto 6th Street. The requested width allows safe circulation around the residence and access to both side-yard parking areas. It accommodates vehicle turning radii, reduces the risk of vehicles leaving pavement, and ensures a continuous flow for both entering and exiting the property. Maintaining the 30-foot width aligns with the existing city-installed approach and provides a functional, safe solution that would otherwise not be able to be achieved under standard ordinance limits.
(Please see attached document for more details, plans, and photos, and letter of support)

Applicant's Signature: *Sampheger* Date: 3/18/2026

Owner's Signature: *Sampheger* Date: 3/18/2026



BOARD OF ADJUSTMENT

Decision: _____

Chairperson, Board of Adjustment

Date

Request for Variance: Driveway Width and Driveway Crossing in Front of Residence

Applicant: Samuel Krueger

Property Address: 806 6th Street, Brookings, SD 57006

City: Brookings

Request

Approval to extend the existing **30-foot-wide driveway approach** into the property as a continuous driveway to provide safe access to both west and east side-yard parking and connect efficiently with the neighboring driveway for entry/exit onto 6th Street.

Existing Conditions

- ~50 ft of street frontage along 6th Street
 - **30 ft city-installed driveway approach**
 - Home placement requires circulation around the structure
 - **One parking space west side**, additional parking east side
 - Connection to **neighboring driveway** (812 6th St.) allows safer entry/exit onto 6th Street
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Practical Difficulty

- Narrowing the driveway creates a **bottleneck** for turning
 - Property requires access to west and east parking areas
 - Without the looped connection, vehicles would have **less safe circulation**, increasing conflict on 6th Street
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Proposed Solution

- Maintain **30 ft width** where needed for turning and circulation
- Create a **looped driveway** connecting:
 - 6th Street via neighboring driveway

- West and east parking areas
 - Driveway crosses **front of house only as necessary and would not be intended for parking.**
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Justification

- **Safety:** Eliminates awkward turning and conflicts on a primary arterial street
 - **Existing Conditions:** Aligns with the city-installed approach and existing boulevard creating a visually pleasing design incorporating front yard green space.
 - **Functionality:** Supports required turning movements and access to all parking areas
 - **Circulation:** Looped connection improves traffic flow and reduces potential conflicts
 - **Surface Control:** Prevents vehicles from leaving pavement / gravel and disturbing landscaping and lawn areas.
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Front Yard Clarification

- **No front yard parking proposed**
 - Driveway crosses front yard **solely for circulation**
 - All parking remains **side/rear of home**
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Summary

This request creates a **safe, functional, and controlled circulation system**, aligns with the existing 30 ft approach, and improves access to 6th Street. Approval is respectfully requested.

Attachments:

- Site plan (circulation + parking layout)
- Photos of existing approach and street conditions