



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

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

Name (applicant): CD Properties, LLC Phone: _____

Address: _____ Email: _____

Name (owner): City of Brookings Phone: 692-6281

Address: 520 3rd Street Email: pbriseno@cityofbrookings-sd.gov

Property address where variance is sought: Block 4, D & D Addition

Legal Description: Block 4, D & D Addition, City of Brookings

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: 10 foot front yard variance along 15th Street South and 10 foot variance along 7th Avenue South

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:

The City of Brookings is transferring the property to CD Properties, LLC for a workforce housing project. One of the parameters of the City when considering the workforce housing project was to minimize access onto 15th Street South and 7th Avenue South as the City did not support numerous access drives. Two access drives are proposed onto 15th Street South with a rear loading drive providing access to the garages and parking spaces.

Through the workforce housing discussions, it also became apparent that the City desires the developer to maintain as much of the tree line to the south as possible as a buffer to the adjacent residents. Drainage patterns indicate the water flows from west to east along the southern boundary of the lot and additional area for grading will help accommodate the drainage patterns. Therefore, the request to bring the homes 10 feet closer to the front lot line will accommodate the rear loading access, improve drainage, and minimize the impact to the adjacent neighbors.



Applicant's Signature: _____ Date: _____

Owner's Signature: Paul M. Ben Date: 7/26/2022

BOARD OF ADJUSTMENT

Decision: _____

Chairperson, Board of Adjustment

Date