

# Board of Adjustment Agenda Memo

**From:** Ryan Miller, City Planner

**Meeting:** April 4, 2023

**Subject:** Variance – Hillcrest Elementary – Side Yard Setback

**Person(s) Responsible:** Ryan Miller, City Planner

## **Summary:**

The Brookings School District has applied for a variance for a reduced side yard setback at 304 15<sup>th</sup> Avenue, also known as Hillcrest Elementary School. The request is for a one-foot side yard setback when a seven-foot side yard setback would be required in the Residence R-2 two-family district, a variance of six feet.

## **Item Details:**

Hillcrest Elementary School is undergoing a rebuild along with Medary Elementary School. The new school will be rebuilt east and north of the existing building. The project includes a land swap with the City of Brookings in order to allow the new school building to locate further to the north, which abuts Hillcrest Park.

The Hillcrest School site is located on a parcel with three frontages along 17<sup>th</sup> Avenue, 3<sup>rd</sup> Street and 15<sup>th</sup> Avenue. The remaining side of the parcel is considered a side yard. The location of the side yard would be adjacent and facing Hillcrest Park. The one-foot setback would still allow for sufficient spacing between the school and existing structures in Hillcrest Park, such as the park's picnic shelters.

## **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.

## **Supporting Documentation:**

1. Hearing Notice
2. Location Map
3. Application
4. Site Plan