



Meeting Date: 2-16-20

**BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE**

FEE: \$125.00 \$150

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

Name (applicant): Kara Eivanson Phone: 605-480-2299
Address: 125 TRAIL RIDGE Rd Email: KMARIE86@hotmail.com

Name (owner): _____ Phone: _____

Address: _____ Email: _____

Property address where variance is sought: _____

Legal Description: TRACT C of Lot 1 of BROOKINGS MALL
ADDITION

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' rear yard setback (N side)
30' side yard setback (W side)

Brief statement explaining how your request meets the following criteria:

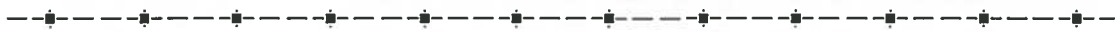
Describe special conditions specific to the property (irregular lot boundary, size, unusual topography, etc.) that make it difficult to meet the ordinance requirements and explain why the rules cause an unnecessary hardship that does not affect surrounding properties in the same way:

see attached



Applicant's Signature: Kara Grayson Date: 1.16.2020

Owner's Signature: _____ Date: _____



BOARD OF ADJUSTMENT

Decision: _____

Chairperson, Board of Adjustment

Date

RE: Variance application

Tract C of Lot 1 of Brookings Mall Addition

For property zoned B-2, there is a required setback of 20 feet from the rear yard line, as well as a 40' landscaped area required between an abutting residential district boundary line.

The irregular shape of this property, as well as setback requirements due to it abutting a residential property, creates building challenges to maximize usage of the space, so I am requesting a variance to allow for a 10 foot rear yard setback (North Side along the railroad tracks), as well as a 30' side yard setback (West side abutting residential property).

I am requesting the 10' rear yard setback (rather than 20'), as the additional 10' would allow for the addition of an extra 2,000 square feet of building space, going from a 50'x200' building to a 60'x200' building. The rear of the building would be along the railroad tracks and would otherwise be unusable space.

I am requesting the 30' side yard setback (rather than 40') to have an additional 10' of parking lot area so that there is more space for parking and getting in and out of parking spots on the west side of the building. Normal setbacks for the B2 district when not located next to residential property is only 5', while in this case it is 40'. The extra usable 10' of space would help my development with parking lot area, while still allowing ample space between the abutting residential property.