Board of Adjustment
Brookings, South Dakota
September 3, 2020

OFFICIAL MINUTES

Acting Chairperson Jeremy Scott called the Board of Adjustment meeting to order on Thursday, September 3, 2020 at 5:00 PM in the Chamber's Room of the City & County Government Center. Members present were Matt Chandler, Doug Metcalf, Nick Schmeichel via phone, and Scott. Absent were Justin Borns, Dustin Edmison and George Houtman. Others present were Community Development Director Mike Struck, Shawn Storhaug, Richard and Erika Drawdy, Corey McLaughlin, and John and Jody Owen.

Item #3 – (Metcalf/Chandler) Motion to approve the August 6, 2020 minutes. All present voted aye. **MOTION CARRIED**.

Items # 4a – Shawn Storhaug made a request for a variance on Lots 3 & 3A, 7th Railroad Addition, also known as 110 Railroad St. The request is to construct a building 20 feet from the front lot line, 18 feet from the east lot line, and 15 feet from the west lot line. The I-2 District requires a 40 foot front yard setback and a 20 foot side yard setback.

(Chandler/Metcalf) Motion to approve the variance request. All present voted aye. **MOTION CARRIED.**

Items # 4b – Richard and Erika Drawdy made a request for a variance on W1/2 of Lot 2, all of Lot 3, Block 4, Skinners Second Addition, also known as 922 5th Street. The request is to construct a building 3.75 feet from the east lot line. The R-2 District requires a 7 foot side yard setback.

(Metcalf/Chandler) Motion to approve the variance request. All present voted aye. **MOTION CARRIED.**

Items # 4c – John and Jody Owen made a request for a variance on Lot 5, Block 2, Hunters Ridge Addition, also known as 1722 Eberlein Drive. The request is to construct an addition 15 feet from the south front lot line. The R-1B District requires a 30 foot front yard setback.

(Chandler/Metcalf) Motion to approve the variance request. Chandler voted aye. Schmeichel, Metcalf, and Scott voted no. **MOTION FAILED.**

The meeting was adjourned at 5:42 p.m.

Mike Struck
Community Development Director

Jeremy Scott
Acting Chairperson

Board of Adjustment
Brookings, South Dakota
September 3, 2020

OFFICIAL SUMMARY

Acting Chairperson Jeremy Scott called the Board of Adjustment meeting to order on Thursday, September 3, 2020 at 5:00 PM in the Chamber's Room of the City & County Government Center. Members present were Matt Chandler, Doug Metcalf, Nick Schmeichel via phone, and Scott. Absent were Justin Borns, Dustin Edmison and George Houtman. Others present were Community Development Director Mike Struck, Shawn Storhaug, Richard and Erika Drawdy, Corey McLaughlin, and John and Jody Owen.

Item #4a – Shawn Storhaug explained that he had a similar request 3 years ago and it has now expired. This new request has one modification because they realized the lot lines are not exactly parallel. The building that they are going to build, the front will be aligned with the neighbors building. Storhaug's plan is to have the building similar in setbacks to what the other buildings in the neighborhood are. This building will store all of his vehicles and equipment for his handyman business.

Item #4b – Drawdy's would like to demolish their current garage and rebuild. The current garage is in the setbacks so they are looking for the variance to keep the new garage at the same point. Chandler asked if the new garage could be moved over to meet the setback. McLaughlin explained that it would but it will work and look better on the lot and it will allow Drawdy's to have more green space for their yard. Additionally, the placement of an addition in the past involved the building of a porch and they would like to continue to utilize this porch. Metcalf asked if they could shift this garage over to make it work. McLaughlin stated that they would like to retain the 12 foot distance between the garage and the house. Additionally, by shifting this garage it will interfere with the deck and garden. Drawdy's explained that they have neighbors with garages that are on the lot line. They spoke with the neighbors and they do not object to their request. Schmeichel asked if this garage would cause any drainage issues. Struck stated no.

Item #4c – Struck explained the setbacks and how they work on a corner lot, which is what the Owens lot is. In this zoning district a 30 foot front yard setback is what is required. With the garage addition, the owners will also need to expand the width of their driveway. John explained that they would like to be able to park their boat on their lot because there are a lot of vehicles parked on the streets in their neighborhood. Metcalf is concerned that the addition of the garage will make this property out of alignment with the other properties along Hunters Ridge Rd. Scott concurs with Metcalf. Scott asked Struck if a parking pad could be an option to park on. Struck explained that a curb cut off of Hunters Ridge Rd would be allowable and a variance would not be required.

The meeting was adjourned at 5:42 p.m.

Mike Struck
Community Development Director

Jeremy Scott
Acting Chairperson