



City of Brookings

Brookings City & County
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Legislation Text

File #: ID 20-0219, **Version:** 1

Peska Three, LLC Variance Request - 2320 32nd Avenue - Construct 70 foot wide driveway for large semi-trailers

Summary:

The variance request is to construct a 70 foot wide driveway for large semi-trailers. The ordinance restricts commercial driveway widths to 40 foot for businesses with routine semi-trailer traffic.

Background:

The property is located on the east side of 32nd Avenue and it is zoned I-1 District. The land will be used by a company that services wind turbine blades. Large semi-trailers will be routinely using the property to transport turbine blades.

Variance Criteria:

1. Due to special conditions, a literal enforcement of the provisions of this ordinance will result in unnecessary hardship, and the variance shall not violate the spirit of the ordinance and substantial justice may be achieved as a result of the variance.

In this case, the use of the property will require large semi-trailers to transport the turbine blades.

Without a larger access drive, the boulevard grass and curb will likely be damaged as the trailers will likely not be able to negotiate the turn.

2. Unique circumstances apply to the property which do not apply to other properties in the same vicinity or district.

The use of the property is unique as it will routinely be used by very long semi-trailers.

3. The variance is necessary for the preservation of a property right that is substantially the same as that possessed by other owners of other property in the same district.

The variance will help alleviate damage to the curb and boulevard grass.

4. The variance requested is the minimum variance which would alleviate the hardship.

The variance request seems reasonable.

5. Reasonable use of the property is not permitted under the terms of this chapter.

There is reasonable use of the property.

Staff Recommendation:

Staff recommends approval of the variance request.

Attachments:

Notice

Application

Aerial Map
Site Plan
Exhibit Map
Plat