Board of Adjustment
Brookings, South Dakota
June 19, 2014

OFFICIAL MINUTES

Chairperson Shawn Storhaug called the Board of Adjustment meeting to order on Thursday, June 19, 2014, at 5:00 PM in the Chambers Room at the City & County Government Center. Members present were Jere Hieb, Mary Kidwiler, Mary O'Neill, alternate Lynn Mennis, and Storhaug. Absent was Jason Hoffelt. Others present were Robert and Patricia Fishback and Community Development Director Mike Struck.

Item #1 – (Kidwiler /Mennis) Motion to approve the minutes of the May 15, 2014 meeting. All present voted aye. **MOTION CARRIED**.

Item #2 – (O'Neill /Mennis) Motion to approve the agenda. All present voted aye. **MOTION CARRIED**.

Item #3 – Pat Fishback has made a request for a variance on Lot 2, and an undivided ½ interest in Lot 3, in the Fishback Addition, also known as 423 8th Street. The request is to build a two-story accessory building in the rear yard. The minimum floor area allowed for accessory buildings is 1500 square feet on a residential lot with more than one acre.

(Kidwiler Mennis) Motion to approve the request. All present voted aye. **MOTION CARRIED.**

The meeting was adjourned.

Mike Struck, Secretary
Planning & Zoning Administrator

Shawn Storhaug, Chairperson

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OFFICIAL SUMMARY

Item #3 – Pat Fishback explained to the Board that they currently have a small barn/garage that has been updated several times, but has now outlived its life. They would like to demolish the garage and erect a new garage that would be structurally sound. She explained that the State Historic Society has approved the demolition of this structure as they cannot see a way to improve the current garage. Mike Struck also provided a copy of the letter to the Board from the State Historic Society showing their approval.

Mennis questioned the difference on the square footage from the plans submitted to the variance request. Storhaug explained that the stairwells are not included in the square footage. Mennis also questioned if the new garage would be placed where the current one is located. The current garage is 5 feet from the lot line and the plans submitted showed the garage being 3 feet away. Pat did state that her intentions are to put the new garage where the current one is and not any closer to the lot line. Mennis agreed with the plans, looks and idea of putting this type of garage here. It will fit in with the other buildings.

O'Neill wondered if the garage could be shortened up a bit to be within the ordinance guidelines? Pat explained that they want to be sure that the garage is large enough for two vehicles.

Kidwiler asked if the State Historic Society has any direction or guidance as to how this structure should look and be built? Pat explained that the property will remain on the State Register of Historic Properties, but that this new building would not be included. The State does have requirements that the new structure "fit in."

The meeting was adjourned.

Mike Struck, Secretary
Planning and Zoning Administrator

Shawn Storhaug, Chairperson