

**BOARD OF ADJUSTMENT/ PLANNING COMMISSION
DEUEL COUNTY
STAFF REPORT**

Monday – December 11, 2023 – 6:30 p.m.

DEUEL COUNTY BOARD OF ADJUSTMENT

ITEM #1 VARIANCE

Applicants/Owners: Eric & Angela Adolph

Property Description: Lot 1 Adolph Subdivision in SW1/4 of the Section 14-117-48, Lowe Township, Deuel County, South Dakota

Action Items – Variance – (Section 1101.05 Front Yard)

Zoning Designation: AG – Agricultural

Request: Applicant requesting a Variance to build a garage less than 65' from the road right-of-way.

Specifics of Request:

1. Adolph's are requesting a Variance to build a garage less than 65' from the road right-of-way.
2. They have an existing 26' x 36' concrete pad next to and older house in an existing building site.
3. They would like to build a 26' x 36' garage on the existing pad which is less than 65' from the front yard. Theisen went to the site and new concrete pad is approximately 47' from the ROW which is approximately 147' from the center of the road with a 100' ROW (SD State Hwy 212).

Staff recommendation: If approved, staff recommendation - To grant the Variance to erected new garage, no closer than 45' from the road right-of-way. Which this property Please see Findings of Fact and Conclusions of Law on file with the application.

The Board could deny the Variance on the basis that the circumstances surrounding this request are not so unique in nature to necessitate granting special privilege to this applicant which is denied to other properties in this zoning district.

ITEM #2 OPEN/ADMINISTRATE REPORT

- a) Inform the board about certified letter sent to Wallert
- b) Discussion about possible CO2 Ordinance and to look at other Counties Ordinances.