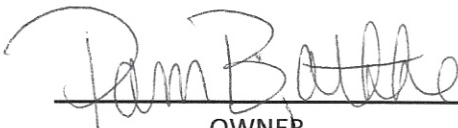


July 14, 2021

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Boyd Reimnitz has applied for a front-yard variance of 7 feet vs 25 feet as required for construction of an attached garage at 719 S Edmunds St, legally described as Lots 5 & 6 Block 9 Van Eps 2nd Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, July 26, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, August 2, 2021 at 6:00 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We  Gold Key Properties LLC
OWNER

416
417 W Havens

ADDRESS

 APPROVE

 X DISAPPROVE

No response will indicate approval.

COMMENTS:

I do not believe a 7 ft. front yard setback is appropriate for a garage for several reasons. The average length of a vehicle is between 14-15 feet, with many makes/models even longer. I believe that small of setback will create a potential safety issue when the driver is backing out of the garage. There would be a limited view to check for individuals walking, running, or biking along the sidewalk/street and coming upon the driveway, which could result in an accident. Also, a 7 ft. variance would not allow a vehicle to be parked on the driveway in front of the garage without obstructing the sidewalk. I believe allowing this variance would set an undesirable precedent for the city.

I would support a reasonable variance request, but given the circumstances, I believe this request is too excessive. In viewing this property, it appears there is ample room in the back for a detached garage; perhaps that should be considered in lieu of an attached garage on the front.

Thank you.