

Planning Commission

STAFF REPORT



Meeting Date: Planning Commission - Oct 06 2026

Agenda Item: Consideration for side yard setback variance at 1522 Junction Ave, Sturgis, South Dakota.

Prepared By: Casey Baldwin, Planner

BACKGROUND INFORMATION:

Applicant:

Allen Hardwood

Request:

Setback variances to lot line for side yard requirements.

Property Address:

1522 Junction Ave

Legal Description:

Dudley & Caldwell Lots 5-7 Block 10

Zoning District:

Single-Family Residential/Office Commercial (GC-1)

Project Summary:

The applicant, Allen Harwood, is requesting variances for the property at 1522 Junction Ave. The applicant is requesting to build a carport structure over the existing driveway. Due to the property's existing conditions and space limitations, the side yard setback of 10 feet from the property line will not be able to be met with the proposed project.

Surrounding Land Use:

The surrounding area consists of a mix of residential and commercial uses.

Hearing Dates:

- Planning Commission: October 6, at 5:30 PM MT
- Board of Adjustment: October 19, at 6:30 PM MT

Public Notification:

In accordance with City requirements, notice of the public hearing was mailed to property owners within 200 feet of the subject property. The notification described the proposed use and provided the date, time, and location of the public hearings. A physical notice was also placed at the subject property.

DISCUSSION:

Based on the current City of Sturgis zoning regulations for the Single-Family Residential/Office Commercial district, the following standards generally apply:

Minimum Lot Area	7,500 square feet
Minimum Lot Width	50 feet
Minimum Front Yard Setback	25 feet
Minimum Side Yard Setback	10 feet
Minimum Rear Yard Setback	15 feet

The applicant requests the following variance:

- **Side Yard Setback:** Proposed .9 and 1.1 feet

All other area conditions are met.

The subject property has an existing driveway that has access from both the alley and Junction Ave. The property also has an existing garage accessed from the alley. The new carport will be installed over the existing driveway which will eliminate adding additional lot coverage to the overall maximum of 50% coverage per the district and avoid the loss of green space on the property.

The carport is to be constructed, anchored, and inspected as required per applicable building standards and permitting per City Ordinance.

CODE REFERENCES:

City of Sturgis Ordinance Chapter 156: Zoning

BUDGET IMPACT:

None Anticipated

RECOMMENDATION:

Based on the information provided, staff recommends approval of the variance as requested.

ATTACHMENTS:

[1522 Junction Ave - Carport Rendering](#)

[1522 Junction Ave - Site Plan](#)

[1522 Junction Ave - Zoning Map](#)

[1522 Junction Ave - 200 ft radius addresses map](#)

Approved By:

Rick Bush, Director of Public Works

Status:

Approved - Sep 16 2026

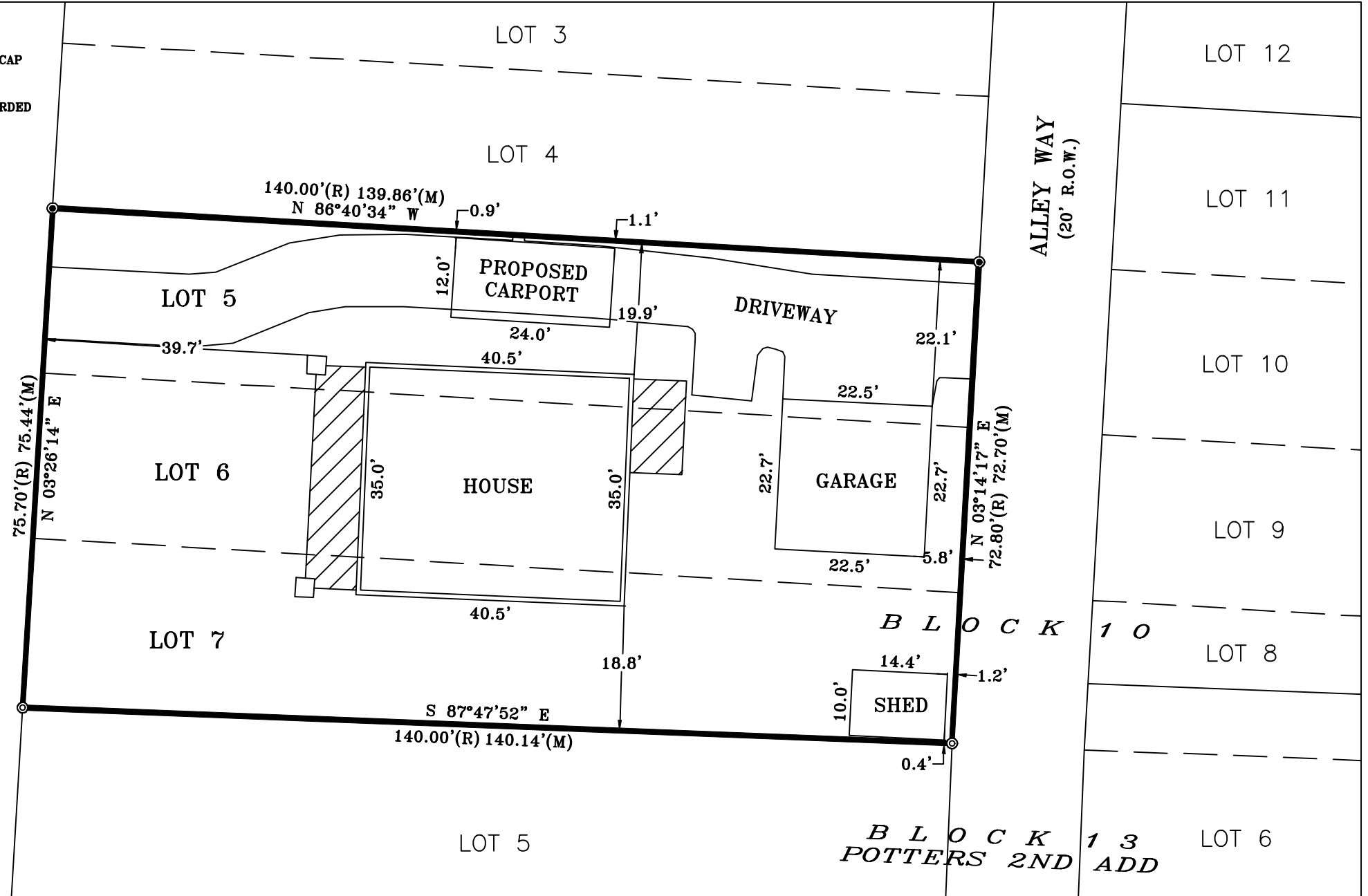


LEGEND

- - DENOTES FOUND OR SET 5/8" REBAR AND CAP MARKED 'VASKNETZ RLS 7719.
- ⊙ - DENOTES FOUND 5/8" REBAR
- (R) - DENOTES MEASUREMENTS PREVIOUSLY RECORDED
- (M) - DENOTES MEASUREMENTS THIS SURVEY

JUNCTION AVENUE
(66' R.O.W.)

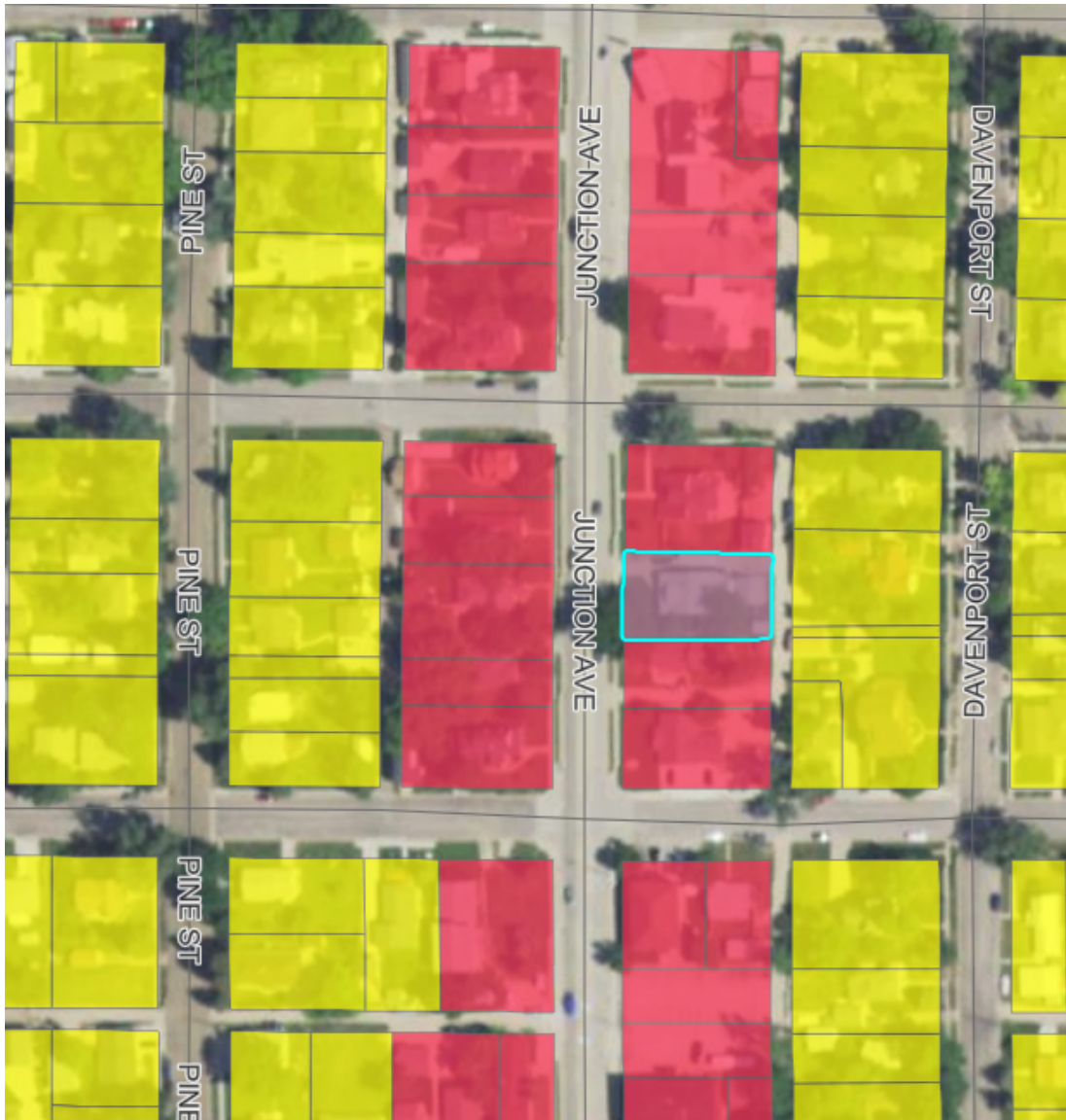
ALLEY WAY
(20' R.O.W.)



SHANON E. VASKNETZ
RLS. 7719

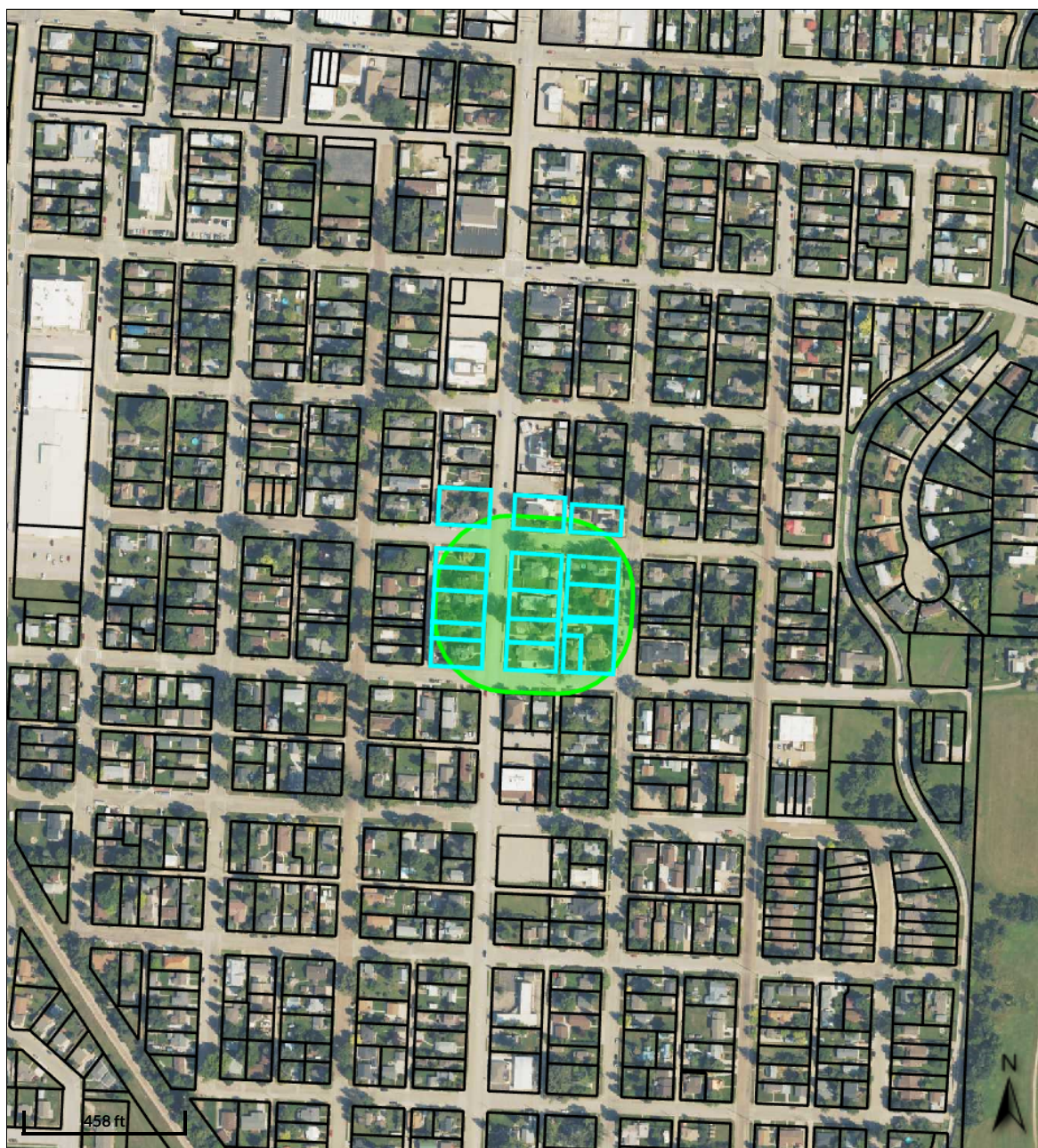


LOTS 5-7 OF BLOCK 10 DUDLEY & CALDWELL ADDITION				SITEPLAN		FIGURE 1-1	
DRAWN	NWW	DATE	08/12/2026	APPROVED	SEV	SCALE	1"=20'
				PROJECT NO.		26-203	

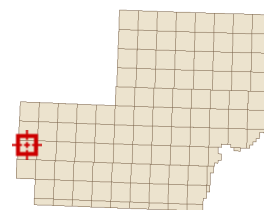


1522 JUNCTION AVE

**SINGLE-FAMILY RESIDENTIAL/OFFICE
COMMERCIAL DISTRICT**



Overview



Legend

 Parcels 2026

Date created: 9/15/2026
Last Data Uploaded: 9/15/2026 9:41:20 AM

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GEOSPATIAL