

2016var001 – March 1st, 2016

Prepared by Richard Haugen

Applicant/Owner: Zachary Boyle, 8988 Bortnem Beach Road, Volga, SD 57071

Legal Description: "Lot 6 Bortnem Beach Addition in Govt Lots 3 and 4 of Sec. 32, T109N, R50W (Medary Township)"

2016var001: Zachary Boyle has applied for a variance to build a 26' wide x 25' deep x 10' sidewall detached garage, 20 feet from the road and 6 feet from the side property line, a front yard variance of 5 feet and side yard variance of 2 feet.

The proposed garage will be 7 feet from the existing house and a fire wall will be installed on the garage wall closest to the house.

Brookings County Zoning Ordinance, Article 13:00 Lake/Park District – Density, Area and Yard Regulations (Lake Front); Front Yard – 25 feet; Side Yard – 8 feet; Lake Side Yard – 75 feet.

Hardship: 1) The water line, electric line and septic system are located west of the residence, on the Southside of the property, preventing him from moving the garage to the south to meet the side setback. 2) The shape & size of lot. 3) Bortnem Beach Addition was platted in June, 1962, before zoning was in place.

The Board of Adjustment has granted similar variances in the past:

December 1st, 2015: 2015var032: detached garage 20 feet from the road.

December 9th, 2011: 2011var023: detached garage 20 feet from the road.

August 3rd, 2010: 2010var016: residence with attached garage 13 feet from road.

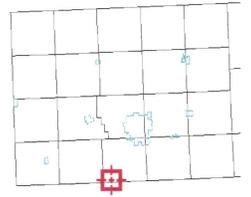
September 2nd 2008: 2008var017: lean to addition on garage 14 feet from road.

Granting the variance request would allow the applicant have the same benefit as others in the area with similar sized lots.

Denying the variance request would be maintaining the Lake Park Zoning Ordinance Setback requirements.



Overview



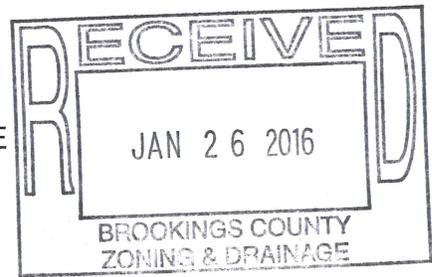
Legend

-  Brookings City Limits
-  City Limits
-  Township Boundar
-  Sections
-  Parcels

Parcel ID	120251095032210	Alternate ID	n/a	Owner Address	BOYLE, ZACHARY W
Sec/Twp/Rng	32-109-50	Class	NACS		8988 BORTNEM BEACH RD
Property Address	8988 BORTNEM BEACH RD VOLGA	Acreeage	n/a		VOLGA SD 57071
District	12014				
Brief Tax Description	BORTNEM BEACH ADDITION IN GOVT LOTS 3 & 4 LOT 6 5638 SQ FT (Note: Not to be used on legal documents)				

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APPLICATION FOR VARIANCE
TO
ZONING REGULATIONS



Date of Application: 1-26-2016

Variance Number: 2016 var 001

To: Brookings County Board of Adjustment
520 3rd St, Suite 200
Brookings, South Dakota 57006

I A.) I/We, the undersigned property owner (s), do hereby petition the Board of Adjustment of Brookings County, South Dakota, to grant a Variance to the Brookings County Zoning Regulations for the purpose of:

Building a garage. 26 x 25 detached.

B.) Section(s) of Zoning Regulations to be exempted:

Article 13.00: Section 13.01, "LP" Lake-Park District:
Density, Area and Yard Regulations (Lake Front)

Parcel # 1202510950 32210

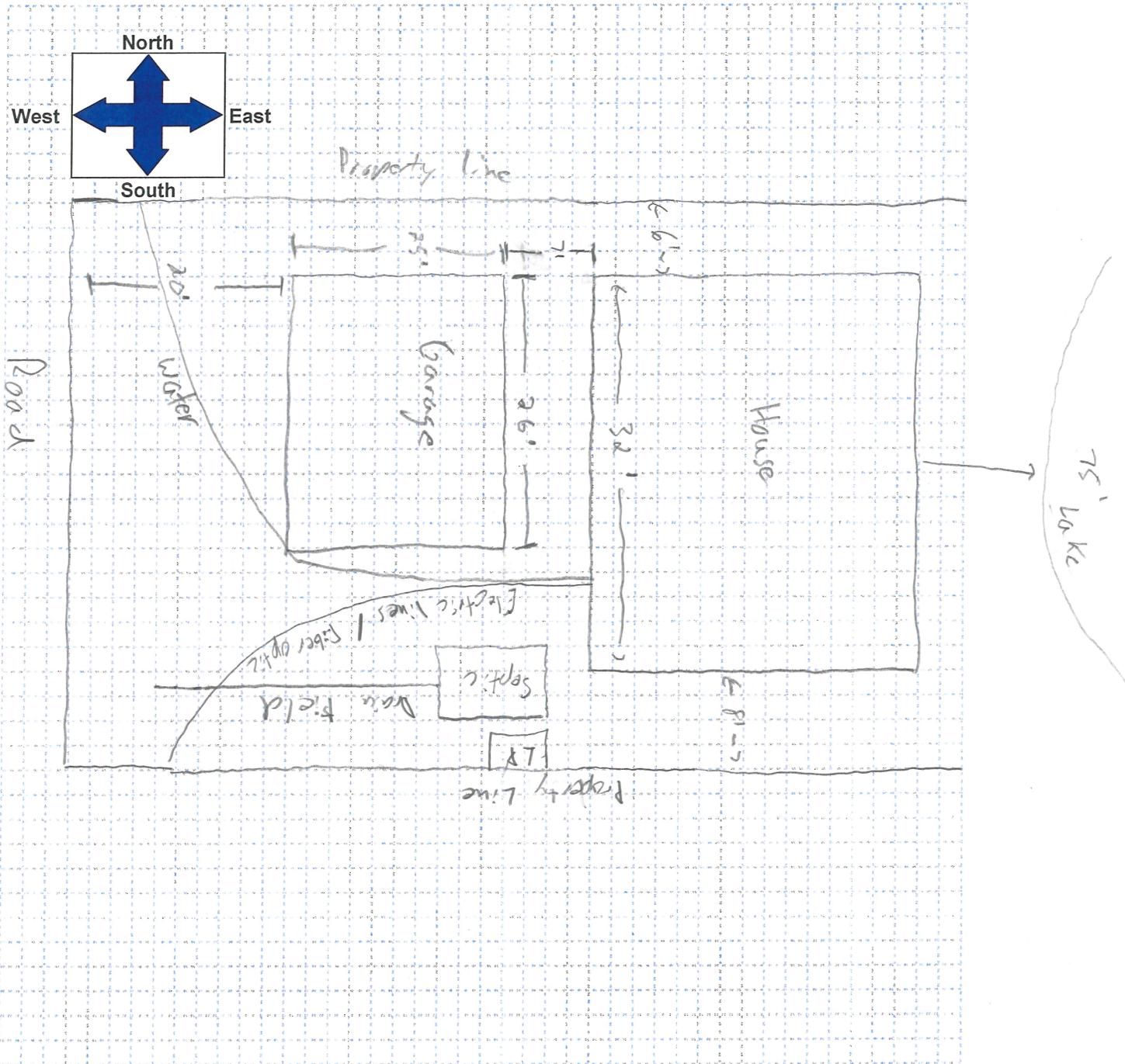
I C.) Special conditions and circumstances that exist which are peculiar to the land, structure, or buildings in the same district: that literal interpretation of the provisions of this regulation would deprive the applicant of rights commonly enjoyed by other properties in the same district under terms of this regulation: that the special conditions and circumstances do not result from the actions of the applicant, and that granting the variance requested will not confer on the applicant, and privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

2 foot variance on north side of property for side yard
set back. 5 foot variance for front yard set back.

2016 AR001

SKETCH

Please draw a sketch of the site. Show both the existing and the proposed structures. Include the location of public roads, septic treatment systems, feedlots, streams, lakes and drainage ditches.





2016var001: Zachary Boyle

