

2016var006 – May 3rd, 2016

Prepared by Richard Haugen

Applicant/Owner: Kingbrook Rural Water by Chad Bjerke, 302 E Ash St, Arlington, SD 57212

Site: 46126 216th St, Volga, SD 57071

Legal Description: “Booster Site in SE1/4 SW1/4 Sec. 8 T109N, R51W (Oslo Township)”

2016var006: Kingbrook Rural Water has applied for a rear yard and side yard variance to move in a 12’ wide x 24’ long storage building to be 10 feet from the rear yard lot line and 10 feet from the side yard lot line. A rear yard setback variance of 40 feet and a side yard setback variance of 15 feet.

Brookings County Zoning Ordinance, Article 11:00 “A” Agricultural District – Area Regulations - # 4: Rear Yard – The minimum depth of the rear yard shall be fifty (50) feet.

3: Side Yard – The minimum depth of the side yard shall be twenty-five (25) feet.

The property was platted on November 10th, 1993 with the size of the lot being 125 feet x 125 feet. There is a booster pump and related valves located on the west one-third of the property, limiting the space to locate the building. The building will be 103 feet from the ROW (Right of Way), meeting the front yard setback of 100 feet. The building will be used for material storage.

Hardship: The hardship to consider 1) shape and size of lot, 2) location of booster pump and valves.

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

June 1st, 2010: 2010var010: 12x24 telephone equipment building to be 58 feet from ROW of 476th Ave, a Brookings County road and 30 feet from the rear lot line.

October 5th, 2010: 2010var023: 12x24 telephone equipment building to be 58 feet from ROW of 471st Ave, a Brookings County road.

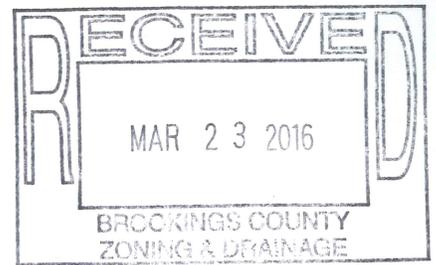
Public notices were published in the Brookings Register on April 19th and 26th, 2016 and Volga Tribune on April 21st and 28th, 2015

Letters were sent to the adjoining landowner’s, Oslo Township Chairman and Clerk.

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

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

APPLICATION FOR VARIANCE
TO
ZONING REGULATIONS



Date of Application: 3-23-16

Variance Number: 2016 var 006

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

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:

Portable storage building for on-site storage
Building size 12'x24'

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

Article 11- Section 11.01A Agricultural District: Area
Regulation ~~# 2 Front yard~~ # 3 Side yard + # 4 Rear
yard.

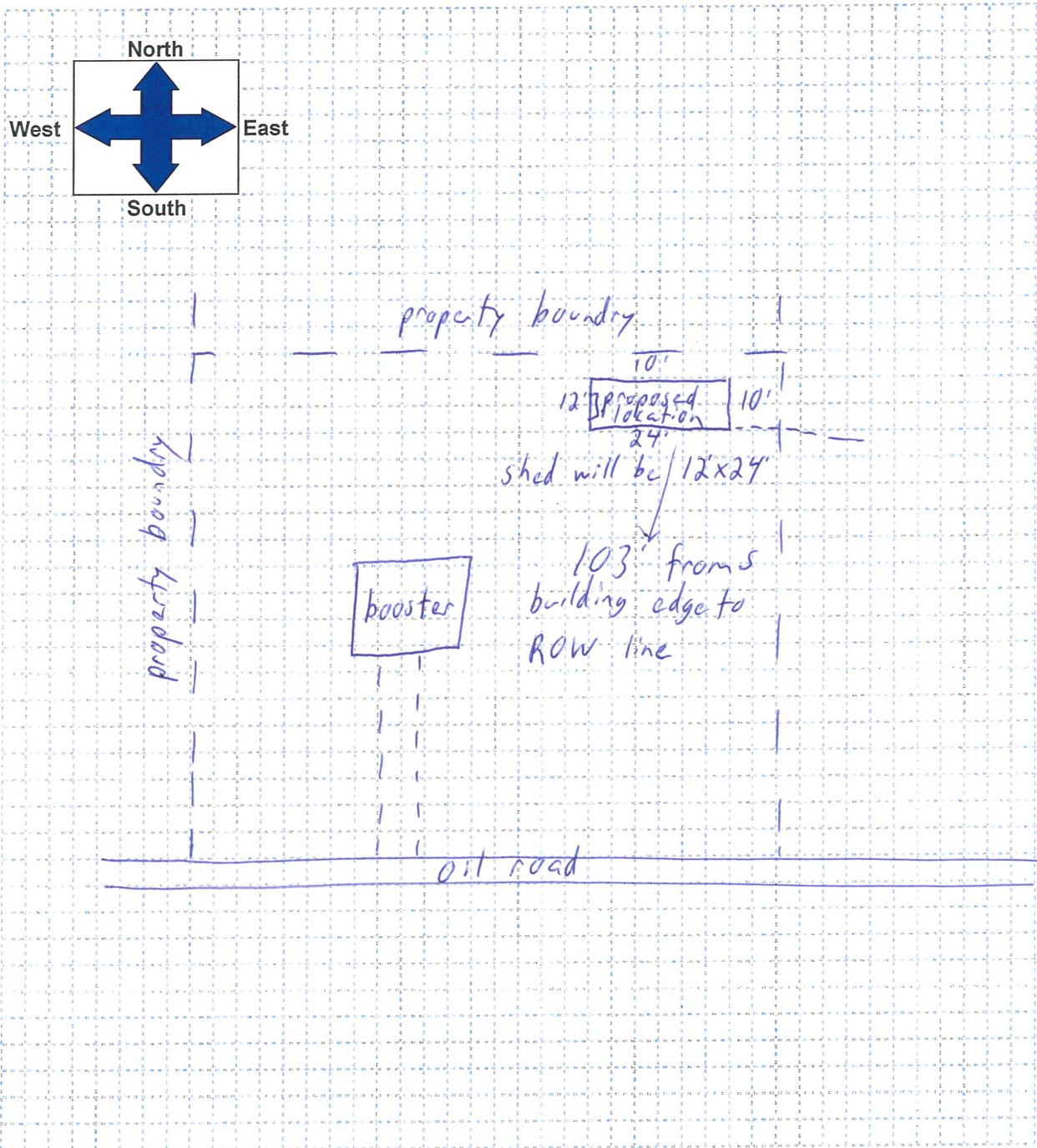
C.) Special conditions and circumstances that exist which are peculiar to the land, structure, or buildings in the same district: that literal interpretation of the provisions of this regulation would deprive the applicant of rights commonly enjoyed by other properties in the same district under terms 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.

lot size does not meet current set back
requirements

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.

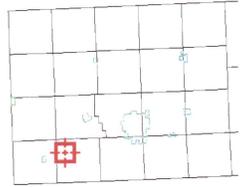
2016 var 006



2016 var 006



Overview

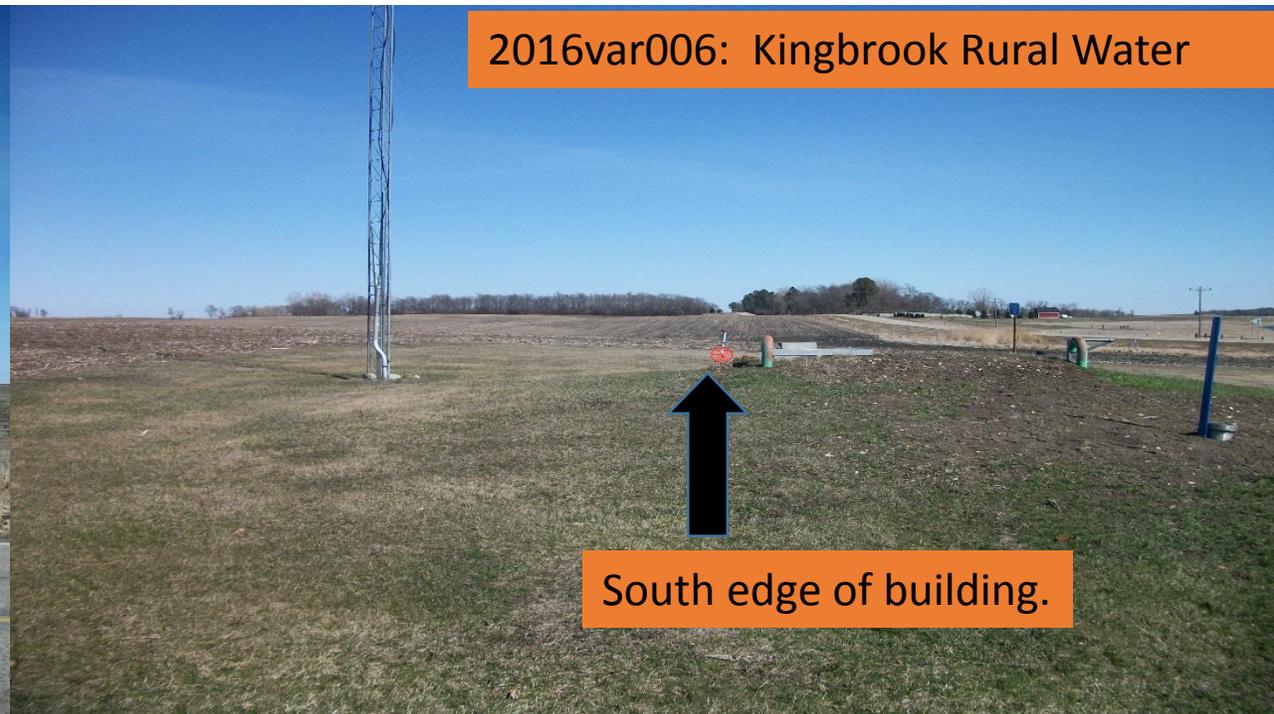


Legend

- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Floodplain 2008**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- X

Parcel ID	151501095108300	Alternate ID	n/a	Owner Address	KINGBROOK RURAL WATER SYS INC
Sec/Twp/Rng	8-109-51	Class	X		PO BOX 299
Property Address	46126 216TH ST VOLGA	Acreage	n/a		ARLINGTON SD 57212
District	1505				
Brief Tax Description	BOOSTER SITE IN SE 1/4 SW 1/4 SEC 8-109-51 .50 ACRES <i>(Note: Not to be used on legal documents)</i>				

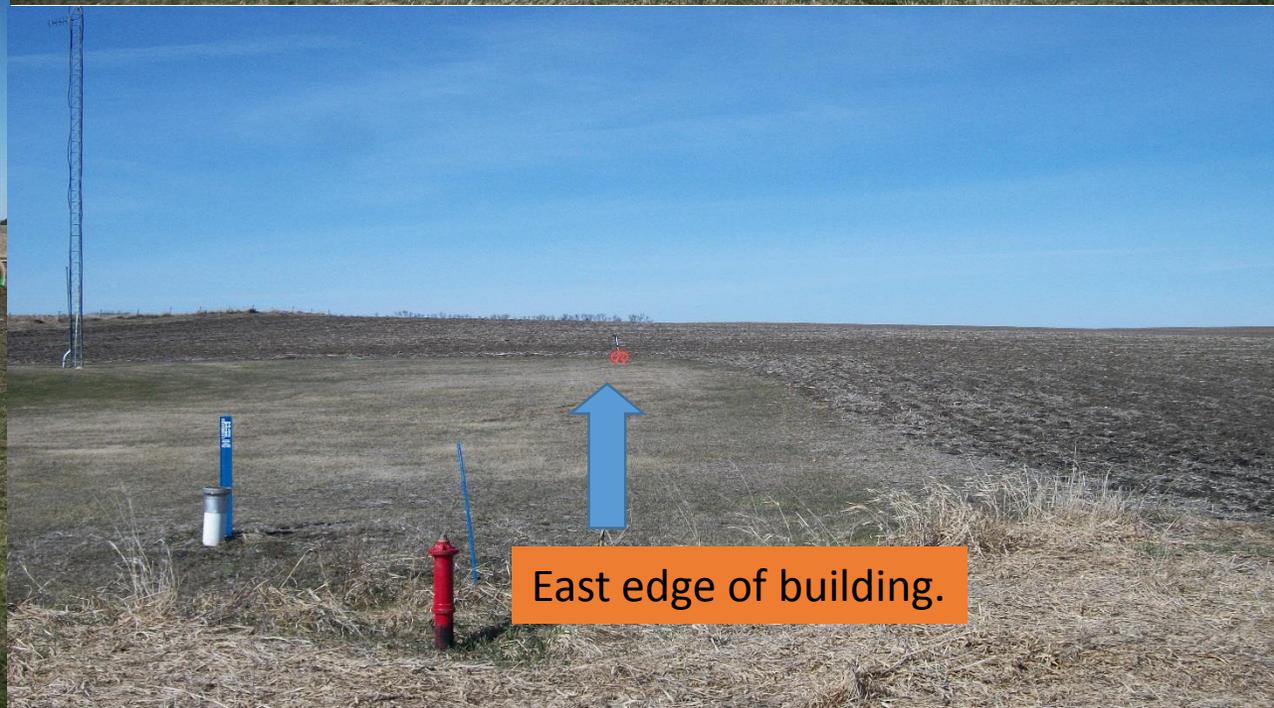
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South edge of building.



North edge of building.



East edge of building.