

# 2016var007 – May 3<sup>rd</sup>, 2016

Prepared by Richard Haugen

Applicant/Owner: Barret Marshall, 45491 204<sup>th</sup> St, Arlington, SD 57212

Legal Description: "E1025' of N451" in NE1/4 Sec. 18 T111N, R52W (Winsor Township)"

2016var007: Barret Marshall has applied for a front yard variance to build a 40' wide x 30' long, addition on their house 84 feet from the center of 204<sup>th</sup> St (Brooking County blacktop road-Oakwood/Bruce Road). A variance of 66 feet. The required setback distance is 150 feet from the center of the road.

The current residence is 84 feet from the center of the road and was built in 1910. They would like to add a 12x30 house addition and 28x30 attached garage(total addition 40'x30") onto the west side of their existing house. The addition would be the same distance from the road as the current house. The building site was deeded off in 2007.

Brookings County Zoning Ordinance, Article 11:00 "A" Agricultural District – Area Regulations - # 2; Front Yard – The minimum depth of the front yard shall be one hundred (100) feet. A corner lot will have two front yards.

Hardship: The hardship to consider 1) location of current residence, 2) location of overhead electrical line.

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

May 7<sup>th</sup>, 2013: 2013var005: 12x44 residential addition 87' from center of a Brookings County road.

July 7, 2015: 2015var010: 10'x32' deck 79' and 12'x12' residential addition 101'; both from the center of 205<sup>th</sup> St a Sterling Township road.

August 4, 2015: 2015var014: 16'x18' residential addition 140' from center of 464<sup>th</sup> Ave a Brookings County road.

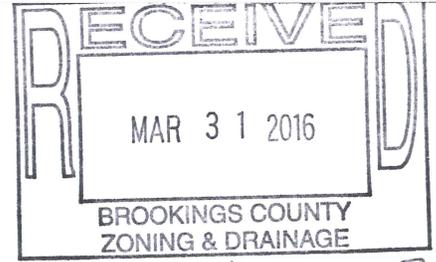
Public notices were published in the Brooking Register on April 19<sup>th</sup> and 26<sup>th</sup>, 2016 and Arlington Sun on April 21<sup>st</sup> and 28<sup>th</sup>, 2015

Letters were sent to the adjoining landowner's, Winsor 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: 3.31-2016

Variance Number: 2016 var007

To: Brookings County Board of Adjustment  
520 3<sup>rd</sup> 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:

Remodel of our home, adding living space  
and a garage.

Add- 30x40 : 12x30 Living + 28'x 30 Garage

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

Article 11.00: Section 11.01 "A" Agricultural District: Area  
Regulation # 2 Front yard. The minimum depth of  
front yard shall be one hundred (100') feet. A corner lot  
will have two front yards.

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.

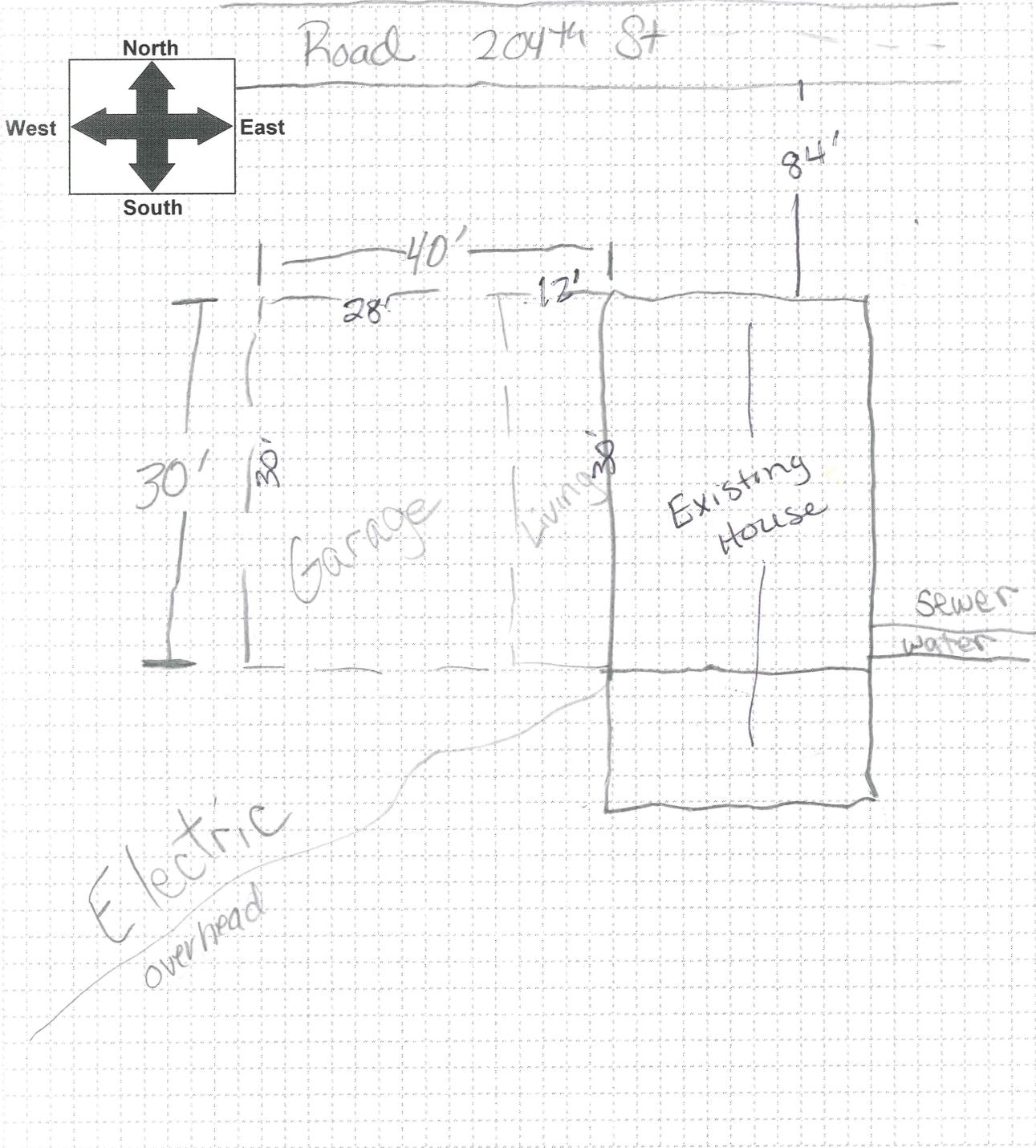
Existing Building is already there we would  
just like to add on to it!

30x40 Addition w living area + garage

# 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.

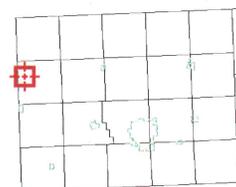
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2016042007



**Overview**



**Legend**

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

<b>Parcel ID</b>	239801115218105	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	MARSHALL, BARRET ET UX
<b>Sec/Twp/Rng</b>	18-111-52	<b>Class</b>	NACS		45491 204TH ST
<b>Property Address</b>	45491 204TH ST	<b>Acreeage</b>	n/a		ARLINGTON SD 57212
	ARLINGTON				
<b>District</b>	2309				
<b>Brief Tax Description</b>	E 1025' OF N 451' IN NE 1/4 SEC 18-111-52 10.61 ACRES 3 LEASD SITE GRAIN BINS 23990-11152-181-00 ALSO SIT ON THIS PARCEL				
	(Note: Not to be used on legal documents)				

Date created: 4/18/2016

