

2016cu012 – June 7th, 2016

Prepared by Richard Haugen,

Applicant/Owner: Richard Ahlstrom, 2500 Lake Shore Dr, Volga, SD 57071

Legal Description: “E260’ of W1503’ of Govt. Lot 3 Exc. S75’ in NW1/4 of Section 28, T109N, R50W (Medary Township)”.

2016cu012: Richard Ahlstrom has applied for conditional use to build a 30 feet x 36 feet x 9 feet side wall (1,080 square feet) detached garage (accessory building) on a lake front lot.

The property is located at Lake Campbell in the Lake Park District. The Lake Park Conditional Use that applies is # 6: “Accessory building with a side wall greater than 10 feet or more than 1,000 square feet”.

The setbacks for lake front property are 25 feet from the road, 8 feet side setback and 75 feet from the high water mark (lake-side). He will meet all the setback requirements.

The Planning and Zoning Commission has granted conditional uses for accessory buildings in the past:

2007cu013: 7-3-2007 for 36’x48’x 9’ (1,728 sq ft) accessory building – non-lake front (Lake Hendricks);

2009cu003: 4-7-2009 for 30’x40’x10’ (1,200 sq ft) accessory building-lake front (Lake Poinsett);

2010cu009: 8-3-2010 for 36’x42’x10’ (1,512 sq ft) accessory building – non-lake front (Lake Poinsett);

2011cu006: 4-5-2011 – 26’x46’x10’ (1,196 sq ft) accessory building-lake front (Lake Oakwood)

2012cu012: 10-2-2012 for 40’x40’x12’6” (1,600 sq ft) accessory building – lake front (Lake Hendricks);

2015cu010: 10-6-2015 for 36’x40’x12’6” (1,440 sq ft) accessory building-non-lake front.

Public notices were published in the Brooking Register on May 24th and 31st, 2016 and Volga Tribune on May 26th and June 2nd 2016.

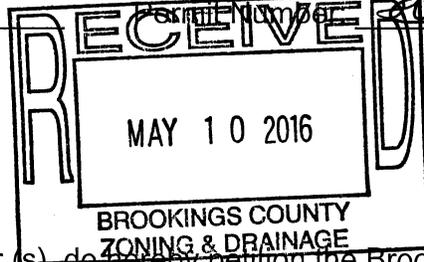
Letters were sent to the adjoining landowner’s, Medary Township Chairman and Clerk.

Granting the conditional use request would allow the applicant the same benefit granted to others in the area with similar sized structures.

Denying the request would be maintaining the Lake Park Zoning Ordinance - Accessory Building permitted use size requirement.

APPLICATION FOR CONDITIONAL USE PERMIT

Date of Application: 5-10-2016



To: Brookings County Planning Commission
520 3rd St, Suite 200
Brookings, South Dakota 57006

A.) I/We, the undersigned property owner (s), do hereby petition the Brookings County Planning & Zoning Commission of Brookings County, South Dakota, to grant a Conditional Use to the Brookings County Zoning Regulations for the purpose of:

30' x 36' detached garage (9' sidewall)

B.) Section(s) of Zoning Regulations authorizing Conditional Use:

Article 13.00 "LP" Section 13.01: Conditional Use Permit #6:
Accessory building with a side-wall greater than ten
(10) feet or more than 1,000 square feet.

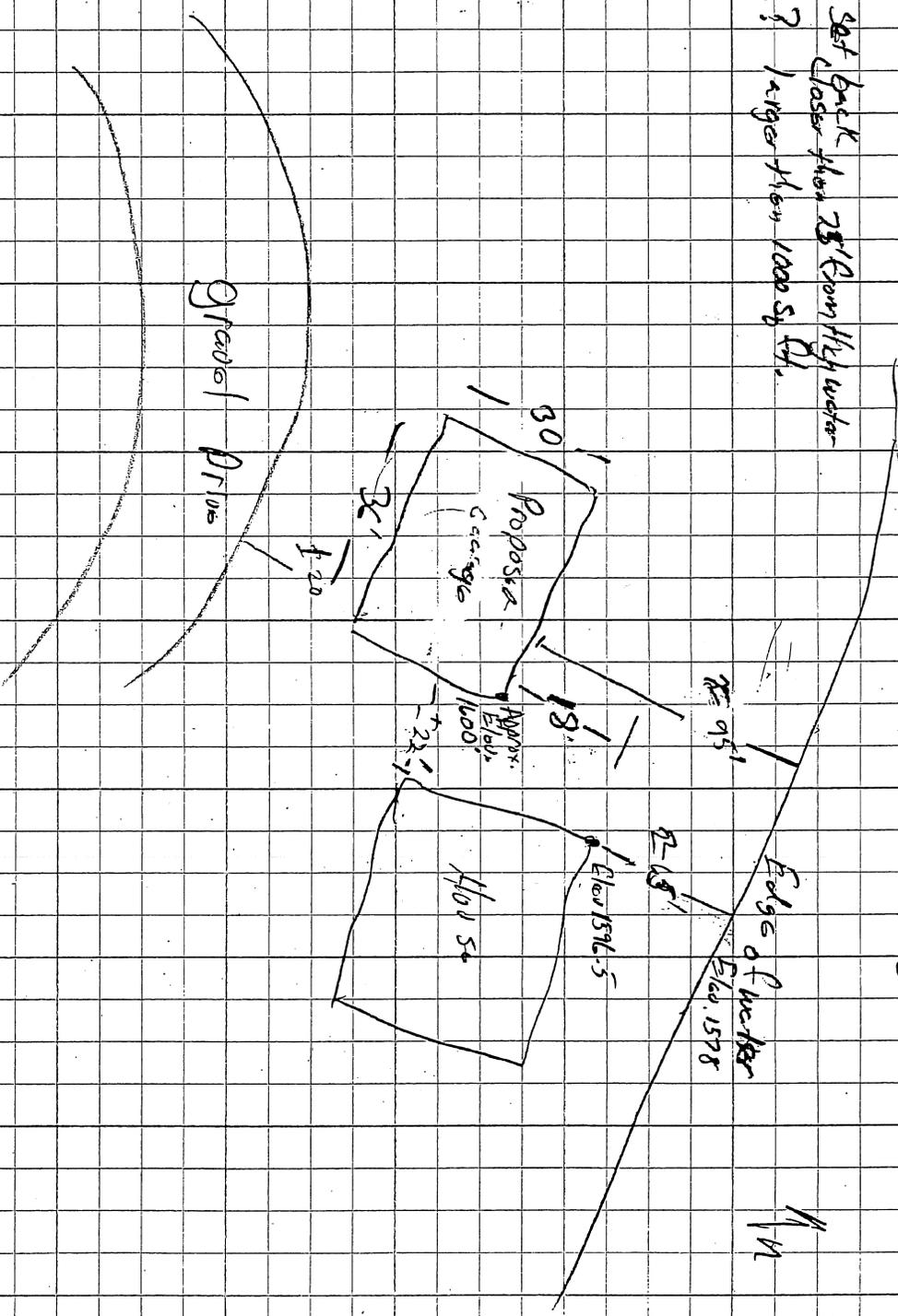
C.) Legal Description of Property:

E 260' of W 1503' of
cont Lot 3 Exc. S 75' in NW 1/4 Sec 28, T109N, R50W
(Medary Twp)
Parcel # 1240510950 28200

Form continued on page 2

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VADN/enc 4
set back closer than 25' from Hwy water
conditional use? larger than 1000 sq ft.

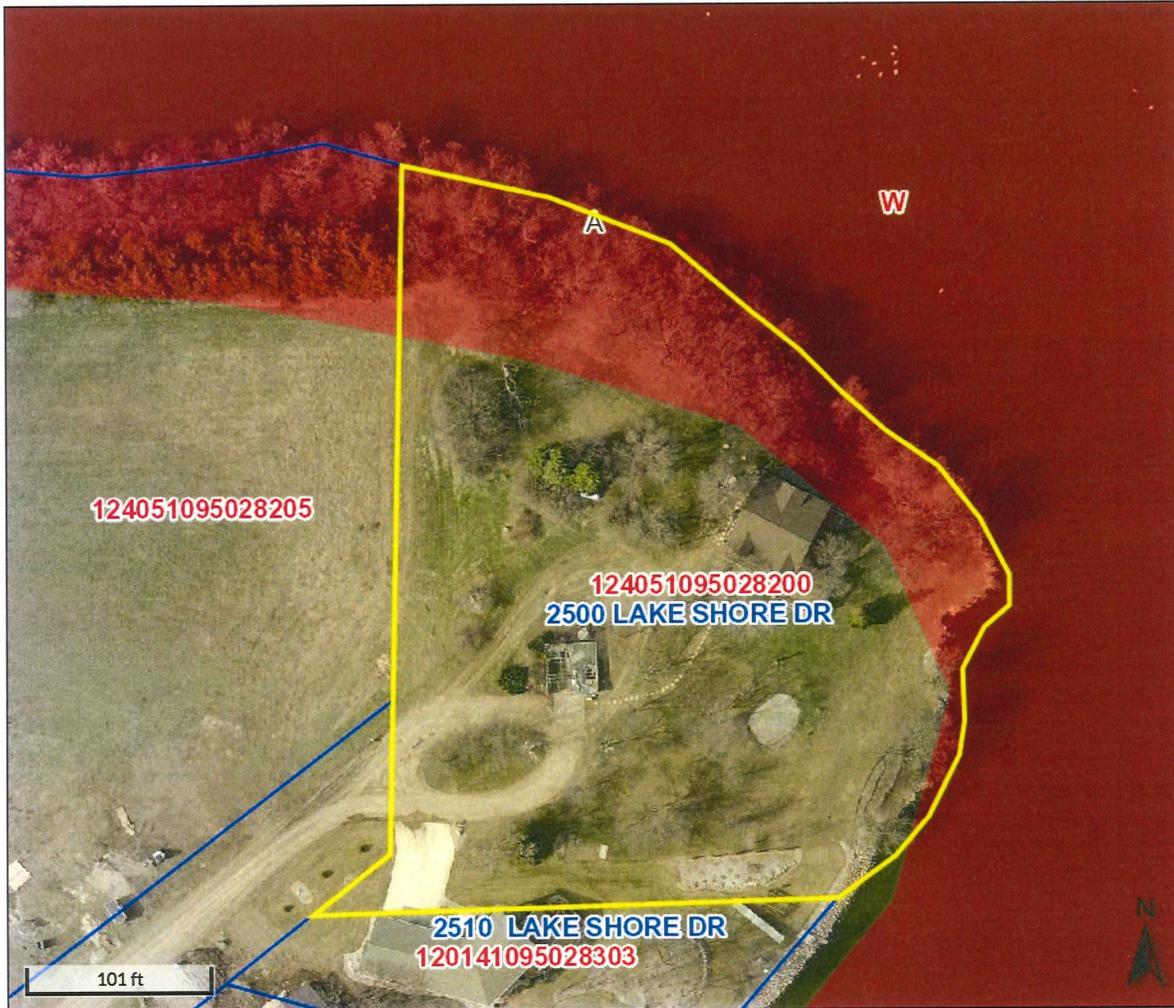


Gravel Drive

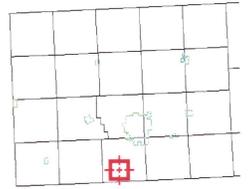
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Robert S. Patten

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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	124051095028200	Alternate ID	n/a	Owner Address	AHLSTROM, RICHARD J
Sec/Twp/Rng	28-109-50	Class	NACS		2500 LAKE SHORE DR
Property Address	2500 LAKE SHORE DR	Acreage	n/a		VOLGA SD 57071
	VOLGA				
District	12014				
Brief Tax Description	LOT 3 SEC 28-109-50 E 260' OF W 1503' OF GOVT LOT 3 EXC. S 75' IN NW 1/4 2.60 AC				
	(Note: Not to be used on legal documents)				

Date created: 5/10/2016

