

2016var016 – August 2nd, 2016

Prepared by Richard Haugen

Applicant/Owner: Danielle Schievelbein, 47884 216th St, Aurora, SD 57002

Legal Description: ““E800’ of S580’ in SE1/4 of Section 7, T109N, R48W (Parnell Township)”

2016var016: Danielle Schievelbein has applied for a front yard variance to build a 24’ wide x 38’ feet long residential addition 87 feet from the center of 216th St (Parnell Township road) and 128 feet from 479th Ave (Parnell Township road), a variance of 46 feet from 216th St and 5 feet variance from 479th Ave. The required setback distance is 133 feet from the center of the road.

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.

Ms. Schievelbein’s residence is located on an established building site, which is an allowed use in the **2016 Brookings County Comprehensive Plan, page 45, “Exception to large lot residential development”** and **Brookings County Zoning Ordinance, Article 11: Section 11.01 “A” Agricultural District: Permitted Uses - # 4: Single family residences including manufactured, mobile and modular homes on less than 35 acre lots provided that such residences are on an established farm building site, abandoned school site, or are lots of record and further provided that the proposed site has established road access, the lot has clearly delineated boundaries and the site can meet minimum water and sewer standards.** The current residence was built in 1974 prior to the Zoning Ordinance. The Southwest corner of the residence is 58 feet from the center of 216th St and the Southeast corner of the residence is 75 feet from the center of 216th St. Currently it meets the setback requirements from 479th Ave. The applicant would like to build a 24 feet wide x 38 feet long residential addition on the east side of the residence. The addition would consist of a 14 feet wide x 38 feet long residential addition and a 10 feet wide x 38 feet long open porch, for total addition of 24’ wide x 38 feet long as stated above. (See attached building plan.) The septic system is located on the east side of the residence towards the north end. Also the elevation of the land drops off significantly to the east and north sides of the residence.

The hardships to consider: 1) lay of the land, 2) location of septic tank; 3) residence built in 1974 prior to zoning ordinance setback requirements.

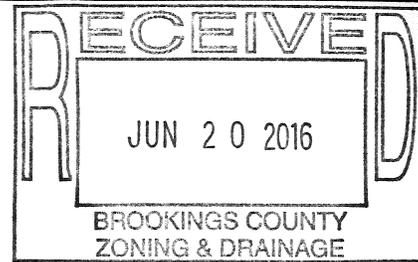
Public notices were published in the Brookings Register on July 19th and 26st, 2016 and Elkton Record on July 21st and 28th, 2016.

Letters were sent to the adjoining landowner’s, Parnell 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: 6/20/16

Variance Number: 2016 var 016

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:

A 38 foot x 14 foot addition with a 38 foot x 10 foot patio that extends to the northeast.

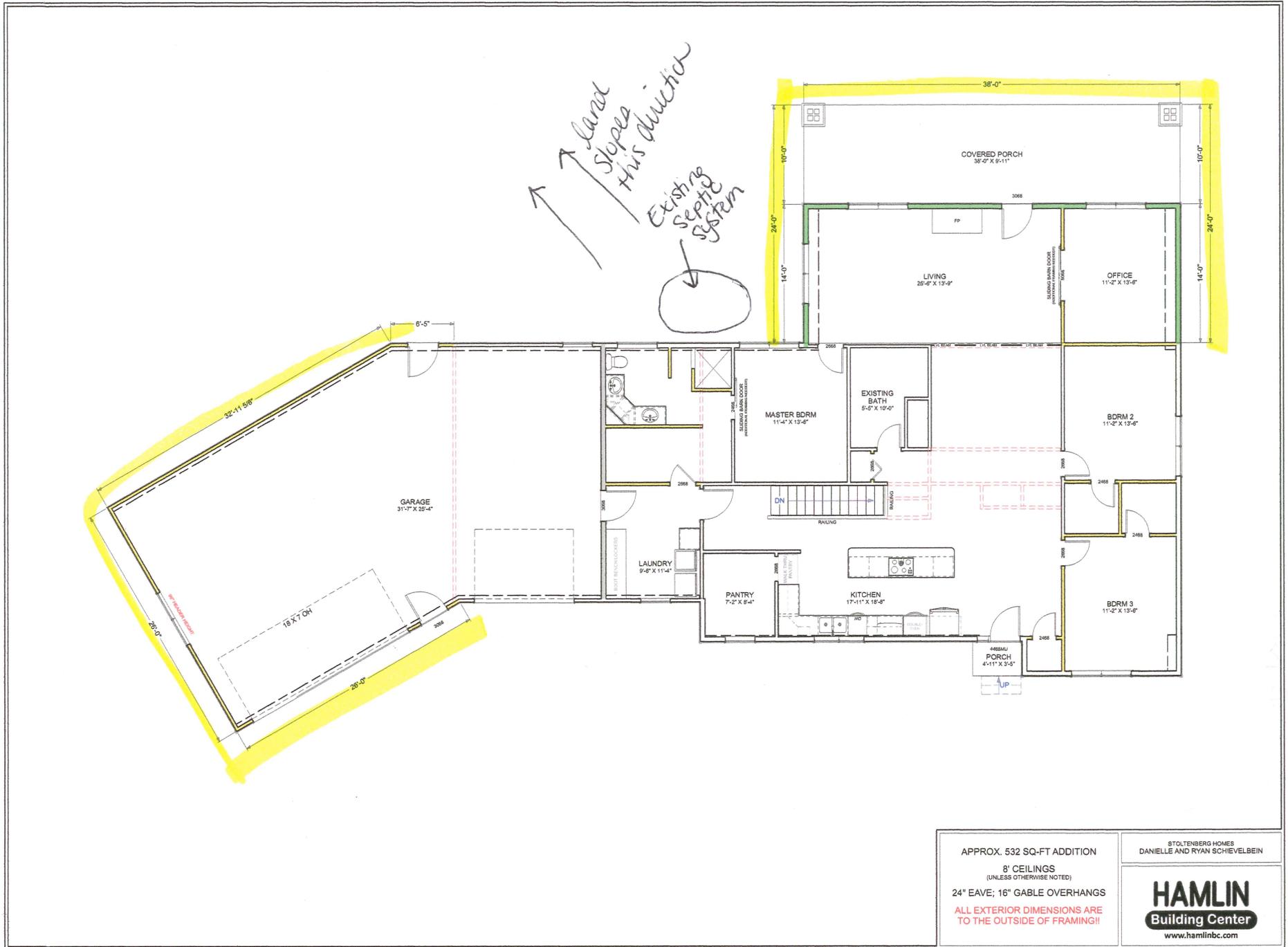
B.) Section(s) of Zoning Regulations to be exempted:

Article 11.00: Section 11.01 "A" Agricultural District:
Area Regulation #2: Front yard: The minimum depth of the 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.

The existing home was built in 1974. We are unable to move the addition to the north due to the existing septic system. The yard slopes down to a small creek north east of the house.

2016 var 01b



APPROX. 532 SQ-FT ADDITION
8' CEILINGS
(UNLESS OTHERWISE NOTED)
24" EAVE; 16" GABLE OVERHANGS
ALL EXTERIOR DIMENSIONS ARE
TO THE OUTSIDE OF FRAMING!!

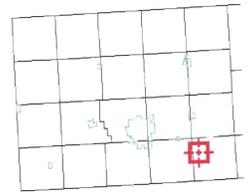
STOLTENBERG HOMES
DANIELLE AND RYAN SCHIEVELBEIN

HAMLIN
Building Center
www.hamlinbc.com

2016 var 016



Overview



Legend

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

Parcel ID	169801094807405	Alternate ID	n/a	Owner Address	SCHIEVELBEIN, RYAN A ET UX
Sec/Twp/Rng	7-109-48	Class	NACS		47884 216TH ST
Property Address	47884 216TH ST	Acreage	n/a		AURORA SD 57002
	AURORA				
District	1603				
Brief Tax Description	E800' S580' SE 1/4 SEC 7-109-48 10.65 ACRES				
	(Note: Not to be used on legal documents)				

Date created: 6/20/2016

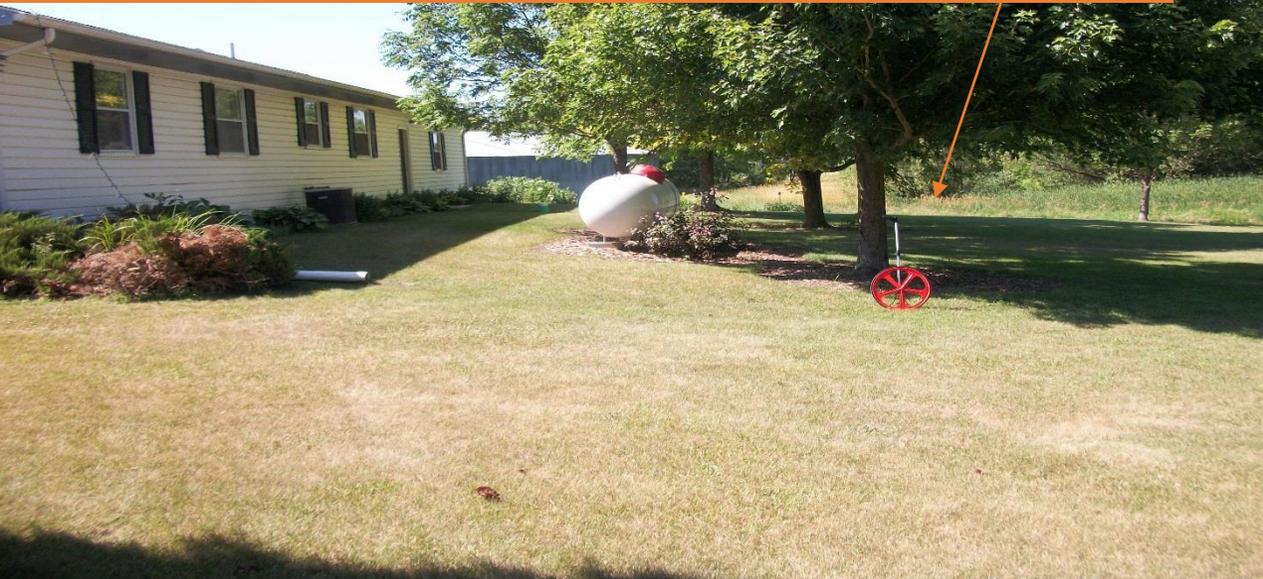
2016var016: Danielle Schievelbein



SW corner of house 58 feet from center of 216th St.
SE corner of house 75 feet from center of 216th St.



Looking North, wheel at East end of addition 24 feet from house.



Wheel at East end of 24 feet addition – 128 feet from center of 479 Ave, (East road). 87 feet from center of 216th St (South Road).



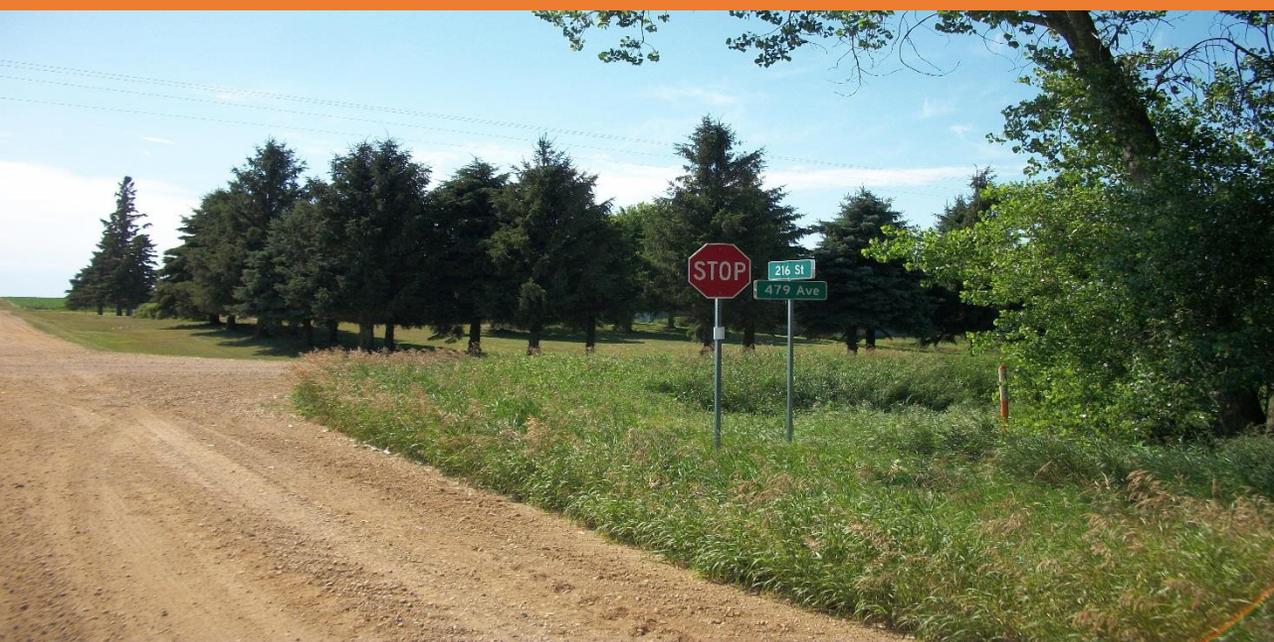
Looking West from East trees. Wheel at 38 feet, North end of addition. 143 feet from 479th Ave (east road). Septic tank.



Looking South, wheel at North end of addition. Green pipe location of septic tank/system.



Looking NW from corner of 216th St and 479th Ave



Reference only wheel at 133' from center of 216th St (South road).

