

2016var017 – September 6th, 2016

Prepared by Richard Haugen

Applicant/Owner: Kleinjan Farms Inc, 20419 463rd Ave, Bruce, SD 57220

Legal Description: “N 179’ of Block 2 of the Plat of Block 1 & 2 of Man’s Addition in E1/2 of Section 21, T111N, R51W (Oakwood Township).”

2016var017: Mr. Kleinjan has applied for a variance to build a grain bin 10 to 15 feet from the side property line. The required setback distance is 25 feet. Brookings County Zoning Ordinance, Article 11:00 “A” Agricultural District – Area Regulations - # 3: Side Yard – The minimum depth of the side yard shall be twenty five (25) feet. The land was platted in 1995, Mr. Kleinjan purchased the property in 2004. The property has two existing bins and machine shed currently on it. Mr. Kleinjan was granted variances in 2006 and 2013 to build the two existing bins closer to the side property line.

The hardships to consider: 1) shape and size of lot, 2) location of electrical transformers.

Public notices were published in the Brooking Register on August 23rd and 30th, 2016 and Volga Tribune on August 25th and September 1st, 2016.

Letters were sent to the adjoining landowner’s, Oakwood 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: 7-28-16

Variance Number: 2016VAR 017

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:

To have side set back to have better access
into the machine shed and around a grain bin already
there. Also to have the bins + future bins in line
Approx 10 to 15 Feet from property line.

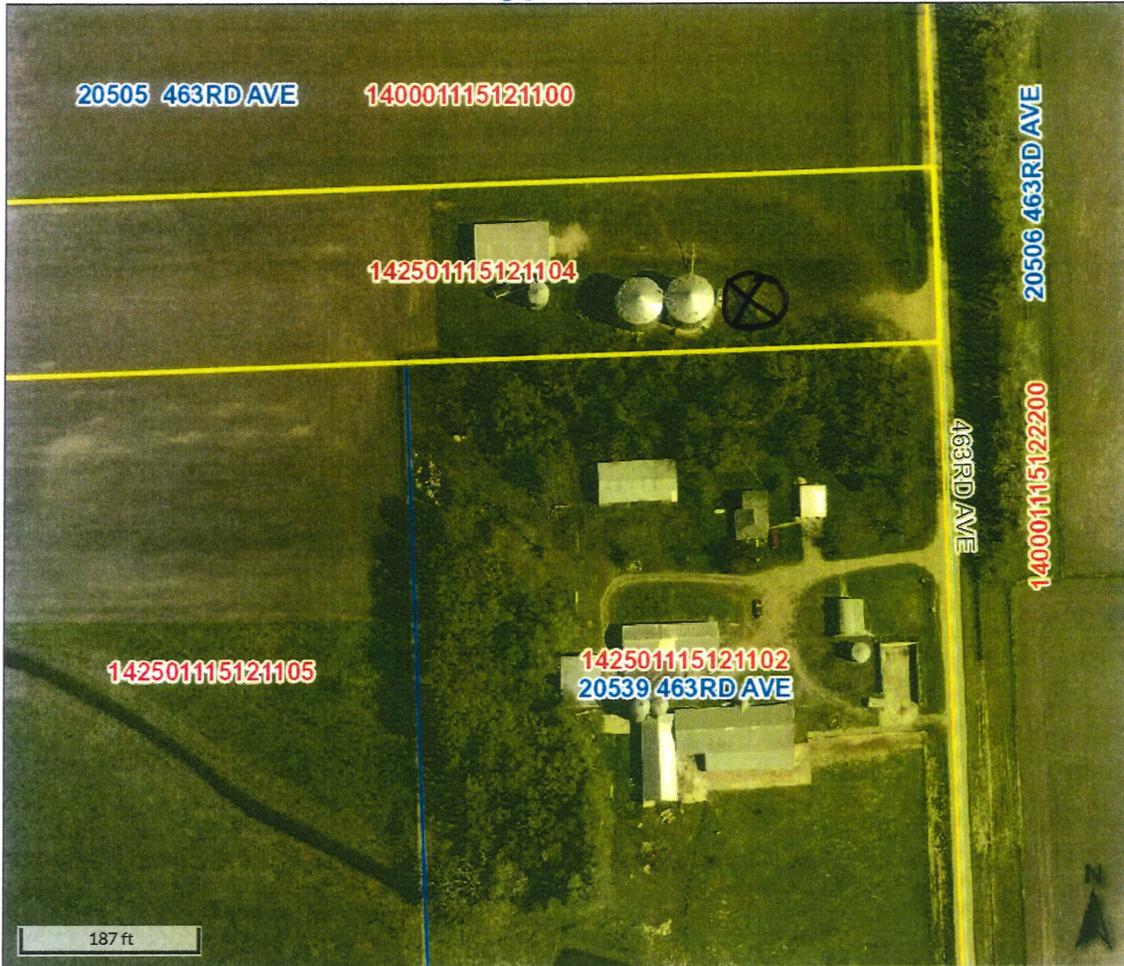
B.) Section(s) of Zoning Regulations to be exempted:

Article 11- Section 11.01 "Ag" Agricultural District:
Area Regulation #3 Side Yard:

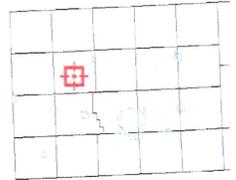
C.) Special conditions and circumstances that exist which are peculiar to the land, structure, or buildings in the same district: that literal interpretation of the provisions of this regulation would deprive the applicant of rights commonly enjoyed by other properties in the same district under terms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

To keep the bins in line for access and
future grain handling equipment

2016 ver 017



Overview



Legend

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

Parcel ID	142501115121104	Alternate ID	n/a	Owner Address	KLEINJAN FARMS INC
Sec/Twp/Rng	21-111-51	Class	AGC		20506 463RD AVE
Property Address		Acreage	6.8		BRUCESD 57220
District	1405				
Brief Tax Description	N 179' BLOCK 2 OF BLOCK 1 & 2 OF MAN'S ADDN IN E 1/2 SUBJ TO PUBLIC RD ROW SEC 21-111-51 6.8 ACRES (Note: Not to be used on legal documents)				

Date created: 8/1/2016

Looking west from driveway.



2016var017: Kleinjan Farms



Looking east from shed - turn around area

Wheel at 25 feet. West bin fan at 12 feet. Bins at 18 feet.



Electrical service westside of bins.

