

2016cu018 – September 6th, 2016

Prepared by Richard Haugen,

Applicant/Owner: Kevin Rollag, 726 S Lake Hendricks Dr, Hendricks, MN 56136

Legal Description: “Lot 9 in Block 2 in Sunset Point Addn in Govt Lots 3 & 4 of Section 22, T112N, R47W (Lake Hendricks Township)”.

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

2016cu016: Kevin Rollag has applied for conditional use to build a 30 feet x 40 feet x 10 feet side wall (1,200 square feet) detached garage (accessory building) on a non-lake front lot. The proposed building would be built across the road to the southeast of his residence, 726 S Lake Hendricks Dr. The property has an existing driveway with a row of evergreen trees along the east and south side of the property. The lot was platted 2005 and contains 20,309 square feet. He will meet the Lake Park non-lake front setback requirements: 50 feet from the road, 8 feet side setback and 50 feet from the rear property line.

Public notices were published in the Brooking Register on August 23rd and 30th, 2016 and Hendricks Pioneer on August 24th and 31st, 2016.

Letters were sent to the adjoining landowner’s, Lake Hendricks 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: Aug. 8, 2016

Permit Number: 2016cu 018

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:

building GARAGE 30 x 40 with 10' walls

- Accessory Bldg greater than 1000 sqft

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

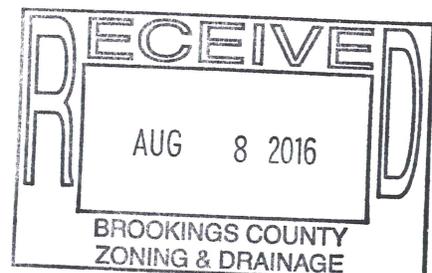
Article 13.00: LP "Lake Park District: Section 13.01:
Conditional Use Permit # 6: Accessory building with a
side-wall greater than ten (10) feet or more than
1,000 square feet.

C.) Legal Description of Property:

Sunset Point Addn, Lot 9 Block Z in
Govt lots 3 + 4 in Sec 22-112-47, 20,309 SF

Lake Hendricks Twp
Parcel # 094021124722309

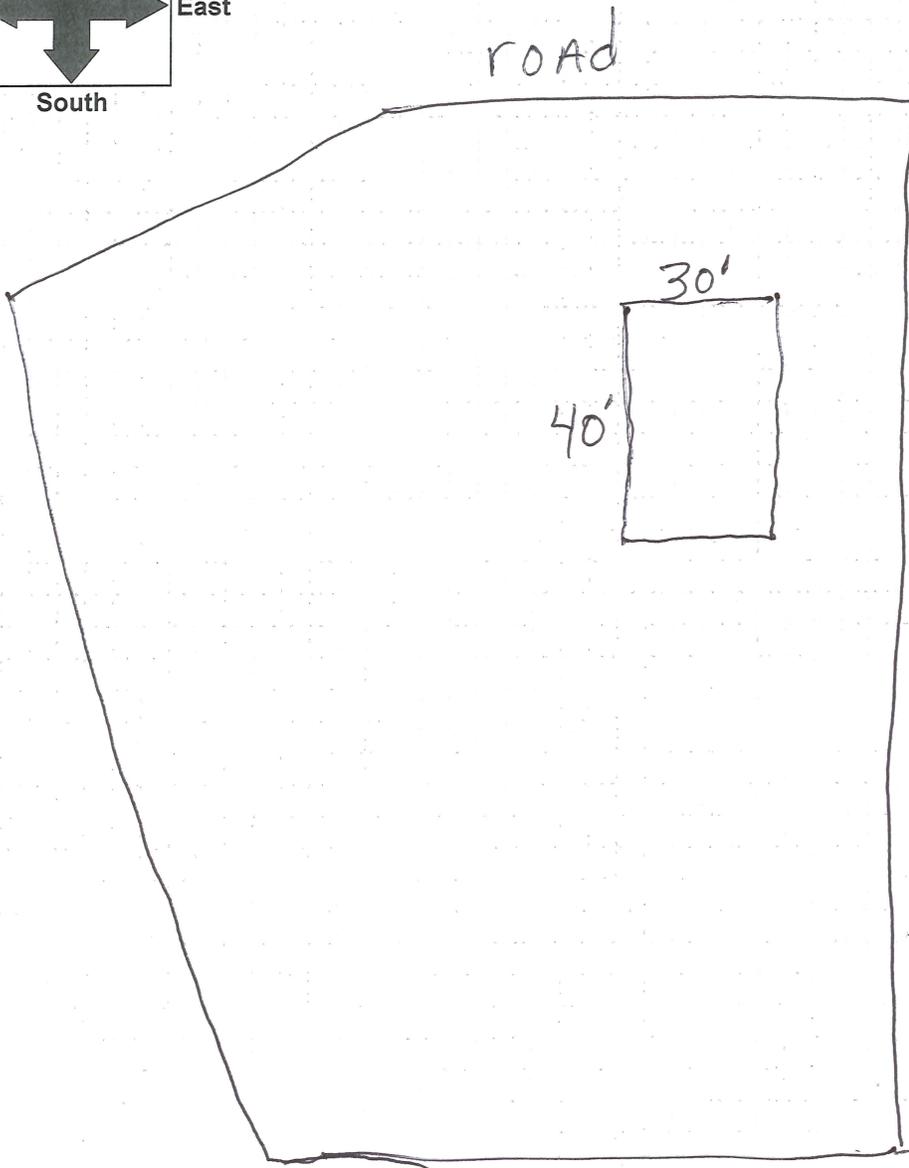
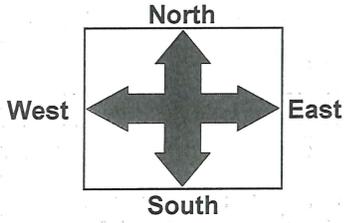
Form continued on page 2



2016c4018

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.



2016cu 018



Overview



Legend

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

Parcel ID	094021124722309	Alternate ID	n/a	Owner Address	ROLLAG, KEVIN ET UX
Sec/Twp/Rng	22-112-47	Class	NACS		726 S LAKE HENDRICKS DR
Property Address		Acreage	n/a		HENDRICKS MN 56136
District	0910A - LAKE HENDRICKS ROAD DIST				
Brief Tax Description	SUNSET POINT ADDN, LOT 9 BLOCK 2 IN GOVT LOTS 3 & 4 IN SEC 22-112-47, 20,309 SF				
	(Note: Not to be used on legal documents)				

Date created: 8/8/2016

Looking south from driveway, red flags mark building location.



Southwest view



2016cu018: Kevin Rollag

West view.



Mr. Rollag's residence



Southeast view

