

2016var018 – October 4th, 2016

Prepared by Richard Haugen

Applicant/Owner: Old Tree Farms LLC by Frido Verpaalen, 46316 214th St, Volga, SD 57071.

Legal Description: "S1470' of W1481.36' Exc S295' of E295' of W1248' of SW1/4 of Sec. 34, T110N, R51W (Volga Township)"

Article 22: Section 22.01: Concentrated Animal Feeding Operation Regulations: Concentrated Animal Feeding Operation Control Requirements: # 6) Required Setback and Separation Distance – adjoining landowners – 200 feet

2016var018: Frido Verpaalen has applied for a variance build a 60 feet wide x 200 feet long x 21 feet tall addition onto his hay shed 103 feet from the center of 463rd Ave, a variance of 97 feet. The dairy was permitted on April 7th, 1998 before the current Concentrated Animal Feeding Operation (CAFO) setback requirements. He was approved to expand the dairy from a Class B to a Class A (CAFO) on April 5th, 2011. He was granted variance 2012var021 on September 14, 2012 to build his current hay shed 103 feet from the center of 463rd Ave. 463rd Ave is considered a "No Maintenance Road" by Volga Township and is marked with a road sign accordingly.

The hardship to consider, dairy was approved before current setback requirements, size of lot and limited area to expand.

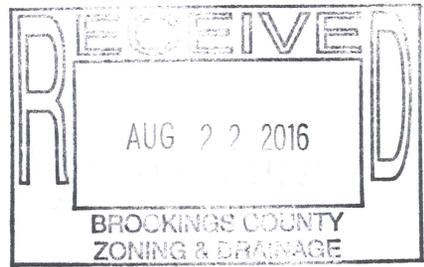
Public notices were published in the Brookings Register on September 20th and 27th, 2016 and Volga Tribune on September 22nd and 29th, 2016.

Letters were sent to the adjoining landowner's, Volga 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 CAFO Ordinance Setback requirements.

APPLICATION FOR VARIANCE
TO
ZONING REGULATIONS



Date of Application: 8.22.2016

Variance Number: 2016var018

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:

Building of a hay wheel addition

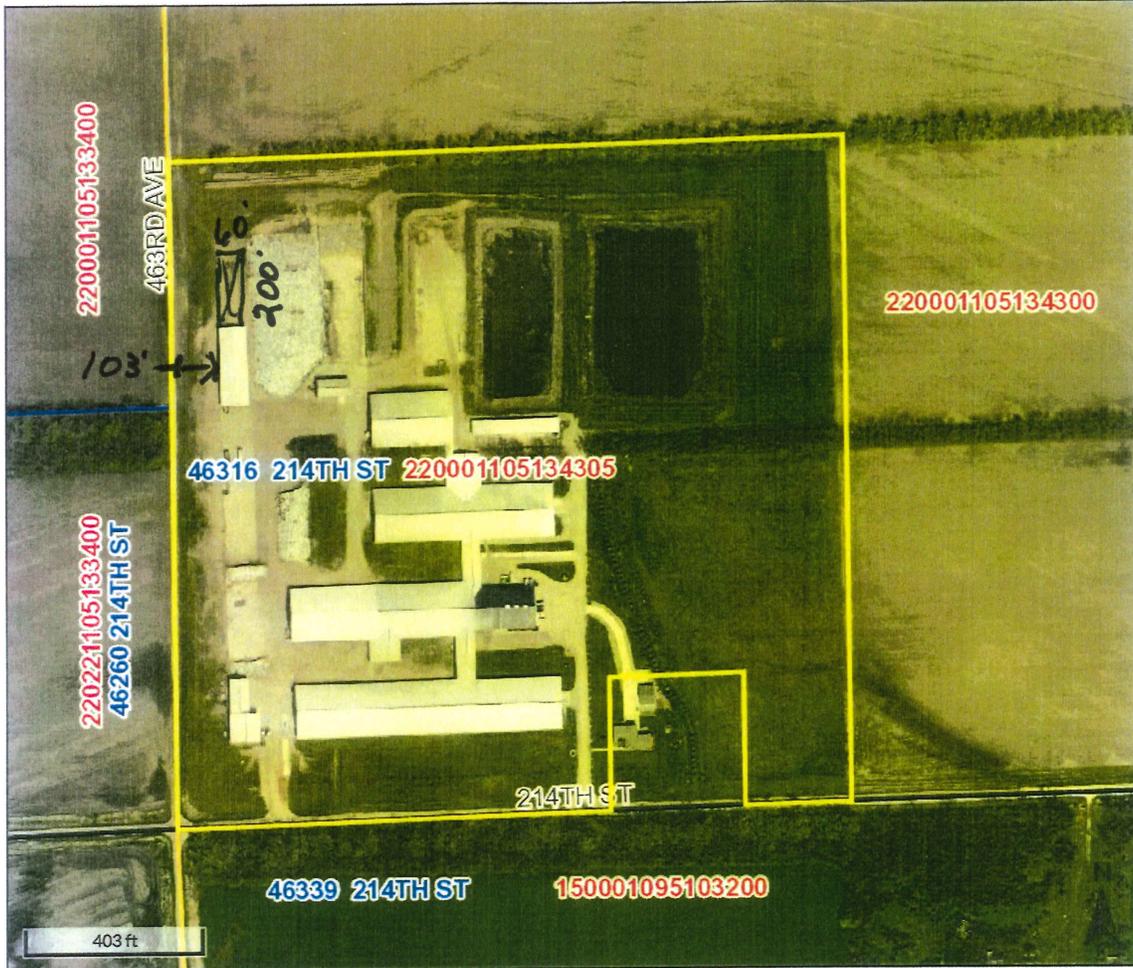
B.) Section(s) of Zoning Regulations to be exempted:

Article 22. Section 22.01 #6 Require Setback & Separation Distance

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 fit in with the feed storage areas.
Want to set 200 feet to the north.

2016 var 018



Overview



Legend

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

Parcel ID	220001105134305	Alternate ID	n/a	Owner Address	OLD TREE FARMS LLC
Sec/Twp/Rng	34-110-51	Class	AGA		46318 214TH ST
Property Address	46316 214TH ST	Acreage	48		VOLGA SD 57071
	VOLGA				
District	2205				
Brief Tax Description	S 1470' OF W 1481.36' EXC S 295' OF E 295' OF W 1248' OF SW 1/4 SEC 34-110-51 48 ACRES				
	(Note: Not to be used on legal documents)				

Date created: 8/22/2016
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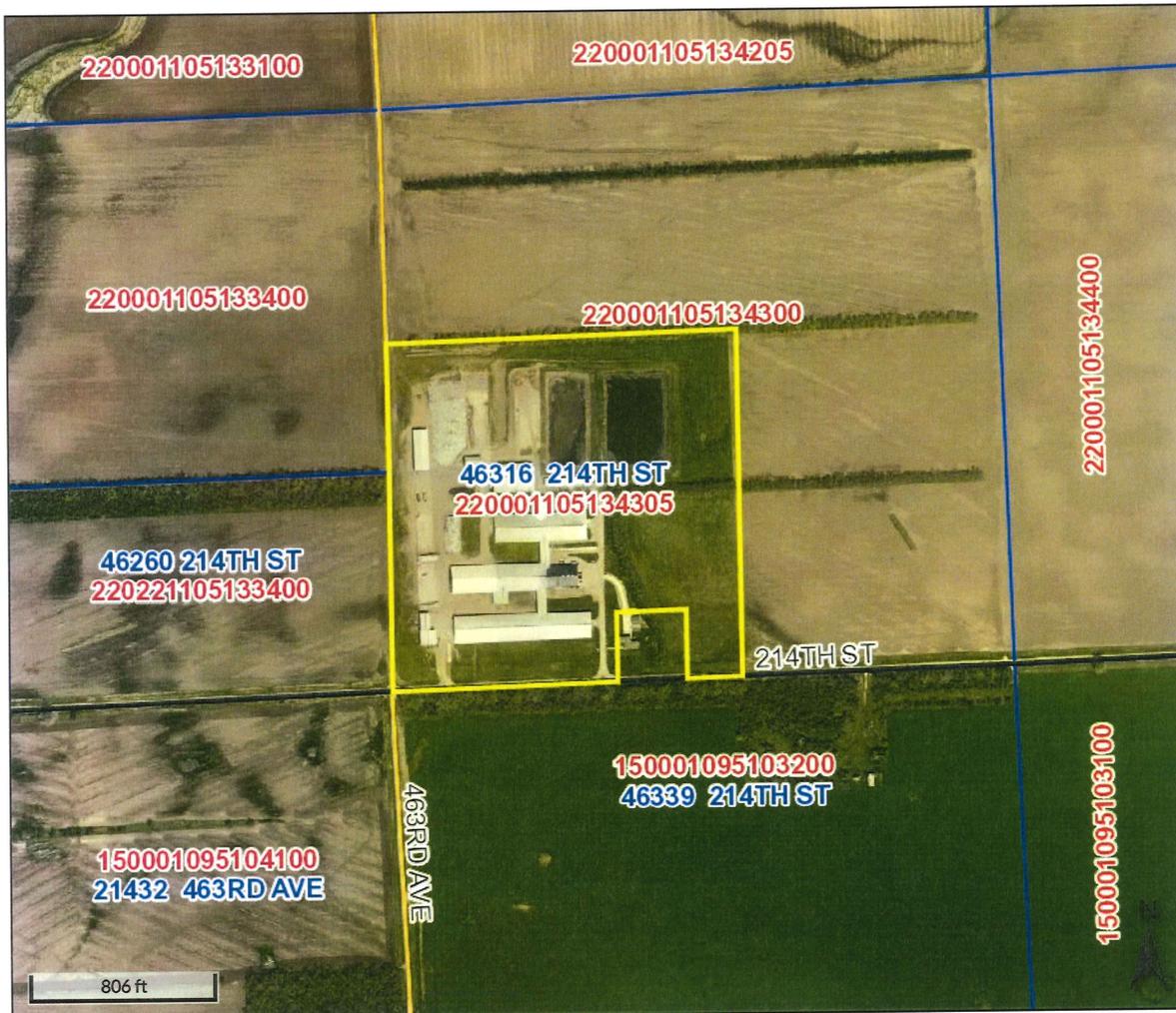
Developed by
The Schneider Corporation

200' North ~ Addition ~ length

hay shed addition 60x200'

103' from center of 463rd Ave

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Looking north from existing hay shed.



Looking north from driveway, 483rd Ave



2016var018-Old Tree Farms LLC by Frido Verpaalen.

Looking south from driveway.



Looking north from 214th St and 463rd Ave(a no maintenance road)

