

# 2016var020 – October 4<sup>th</sup>, 2016

Prepared by Richard Haugen,

Applicant/Owner: Patrick S. Huntimer, 19960 Ramlo Shores Dr, Hendricks, MN 56136

Legal Description: : “Lot 6 of Ramlo Shores Subdivision located in Govt. Lots 3 & 4 in Section 21, T112N, R47W of the 5<sup>th</sup> P.M, Brookings County, South Dakota (Lake Hendricks Township)”

2016var020: Patrick Huntimer has applied for variance to build a 20 feet wide x 30 feet attached garage 21 feet from the road, a variance of 4 feet. The Lake Park Lake Front setbacks are: 25 feet front setback, 75 feet lakeside setback and 8 feet side setback. The proposed garage would be built on the south end of his residence. The garage door would be located on the north end of the proposed garage addition. The applicant will have to drive into their driveway and turn south to enter the garage, they would not enter the garage from the road (Ramlo Shores Dr). The house was built in 2004, by a previous owner, on the top of a hill or knoll. The lay of the drops off considerably from the south end of the residence to the north end, going back towards the lake. The septic system is located on the north side of the residence. The lot was platted in June 2001, is 100 feet wide x 196 feet deep (25,594 square feet) and is pie shaped.

The hardship to consider would be the lay of the land and location of septic system.

Public notices were published in the Brookings Register on September 20<sup>th</sup> and 27<sup>th</sup>, 2016 and Hendricks Pioneer on September 21<sup>st</sup> and 28<sup>th</sup>, 2016.

Letters were sent to the adjoining landowner's, Lake Hendricks Township Chairman and Clerk.

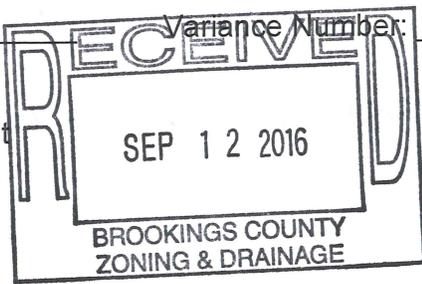
Granting the variance request would allow the applicant the same benefit granted to others in the area with similar hardships.

Denying the request would be maintaining the Lake Park Zoning Ordinance Lake Front setback requirements.

APPLICATION FOR VARIANCE  
TO  
ZONING REGULATIONS

Date of Application: 9-12-16

Variance Number: 2016 Var 020



To: Brookings County Board of Adjustment  
520 3<sup>rd</sup> 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:

We are needing to build an attached garage on the property and need an additional four feet toward the road to accomodate a decent size garage that is aesthetically appealing.

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

Article 13.00: Section 13.01: "LP" Lake Park District Density, Area and Yard Regulation (Lake Front)

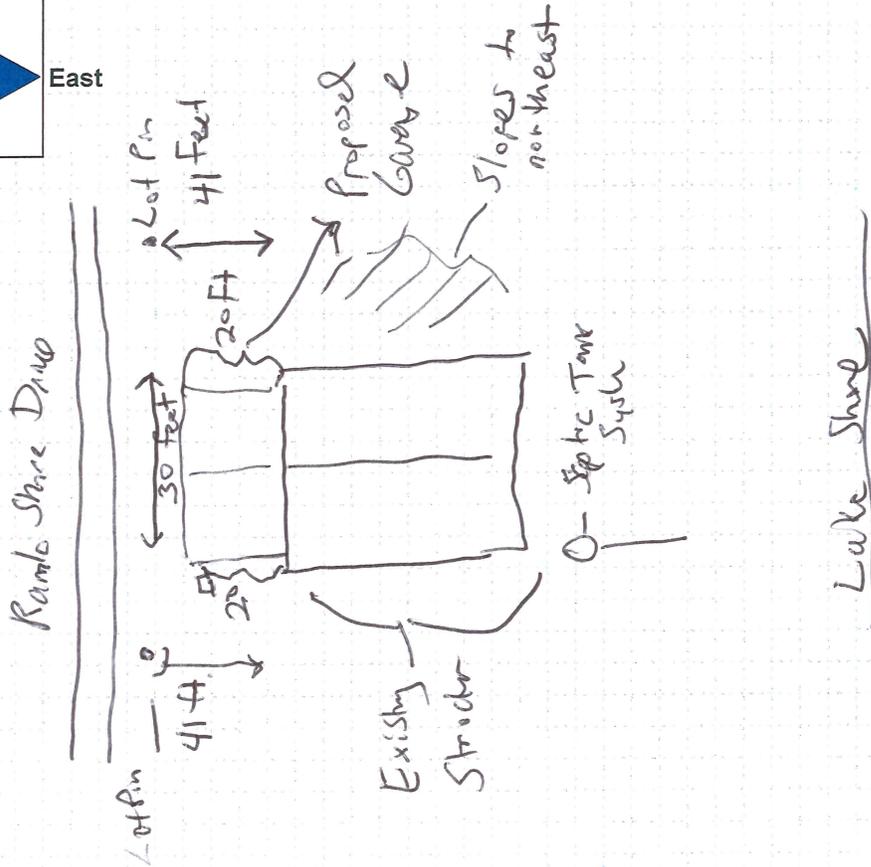
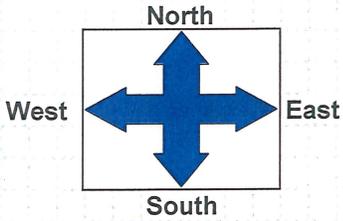
C.) Special conditions and circumstances that exist which are peculiar to the land, structure, or buildings in the same district: that literal interpretation of the provisions of this regulation would deprive the applicant of rights commonly enjoyed by other properties in the same district under terms 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 reason we cannot add the garage to the north side is because it slopes significantly toward the lake and would cost significantly more due to the dirt work and high concrete footings needed. Builders have indicated the cost would be more than twice.

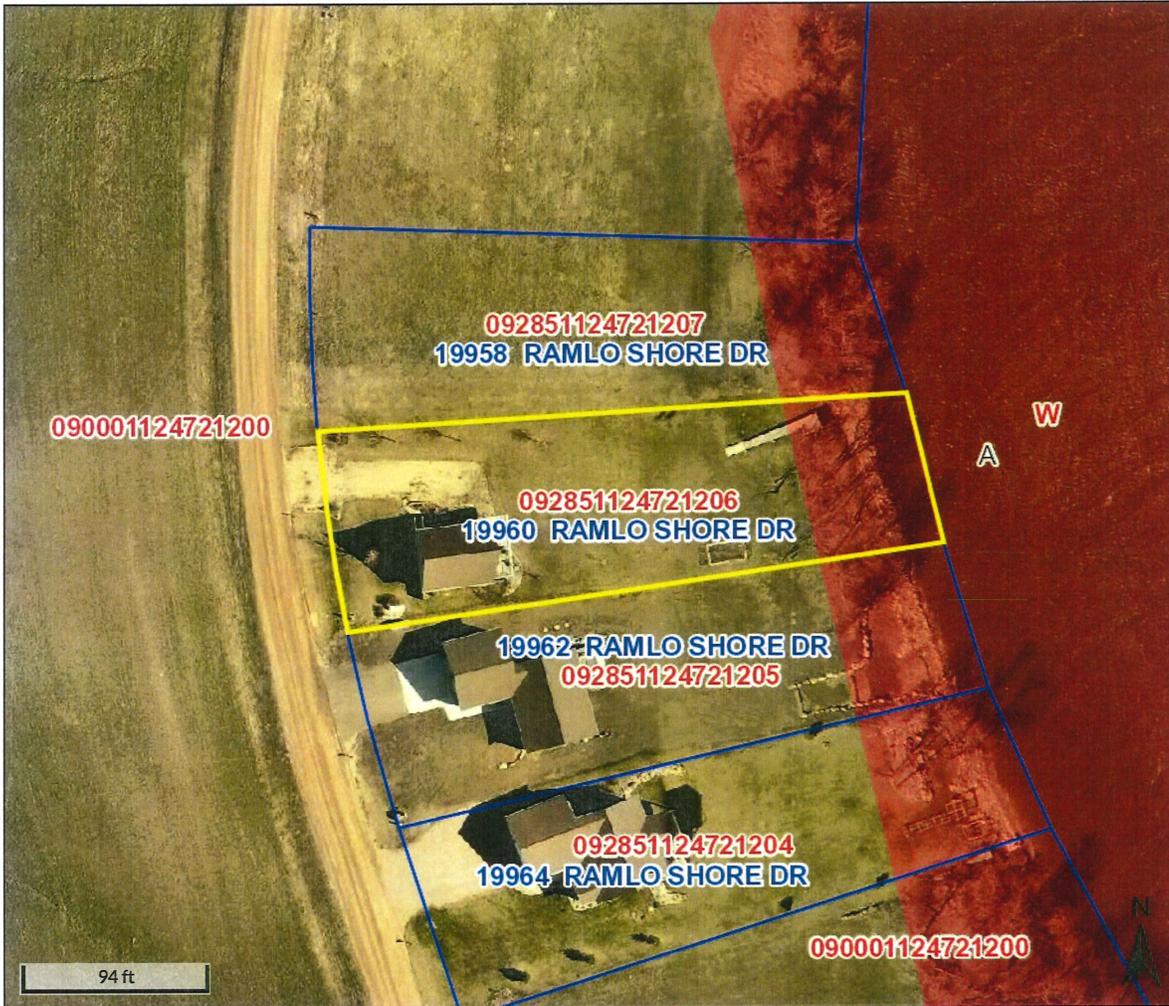
2016 VAR 020

**SKETCH**

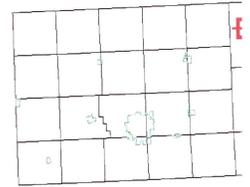
Please draw a sketch of the site. Show both the existing and the proposed structures. Include the location of public roads, septic treatment systems, feedlots, streams, lakes and drainage ditches.



2016 var 020



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	092851124721206	Alternate ID	n/a	Owner Address	HUNTIMER, PATRICK ET UX
Sec/Twp/Rng	21-112-47	Class	NACS		19960 RAMLO SHORE DR
Property Address	19960 RAMLO SHORE DR	Acreage	n/a		HENDRICKS MN 56136
	HENDRICKS				
District	091025				
Brief Tax Description	RAMLO SHORES SUBDIV, LOT 6 IN GOV'T LOTS 3 & 4 IN SEC 21-112-47 25594.3 SQ FT				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 9/12/2016  
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Looking south.



Wheel at 21' from front lot line.



2016var020 – Patrick Huntimer

Looking north.



Wheel at 25' from front lot line.

