

# 2016var019 – October 4<sup>th</sup>, 2016

Prepared by Richard Haugen,

Applicant/Owner: Chad Stensrud, 2701 W Oak Rd, Brandon, SD 57005

Site: 284 SE Lake Drive, Estelline, SD

Legal Description: ““Lot Q in Wacek Beach Addition in Govt Lot 4, in NW 1/4 Sec. 3, T112N, R52W (Laketon Township)”.

2016var019: Chad Stensrud has applied for variance to build a 36 feet(wide) x 40 feet(deep) x 12 feet side wall (1,440 square feet) detached garage (accessory building) on a non-lake front lot 25' feet from the rear lot line, a variance of 25 feet. The Lake Park Non-Lake Front setbacks are 50' feet front setback, 50' feet rear setback and 8 feet side setback. His residence is located at 284 SE Lake Dr, Estelline, SD, (east of the State Park). The proposed garage would be built across the road to the south of his residence on a non-lake front lot. The lot was platted 2001 and is 98'6" wide x 115' deep (11,339 square feet). He will meet the 50 feet front setback as he wants to be able to park in front of the garage. He will meet the 8 feet side setback. The back of his lot adjoins agricultural land that is currently being farmed.

The hardship to consider would be the shape and size of the lot.

Public notices were published in the Brooking Register on September 20<sup>th</sup> and 27<sup>th</sup>, 2016 and Arlington Sun on September 22<sup>nd</sup> and 29<sup>th</sup>, 2016.

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

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

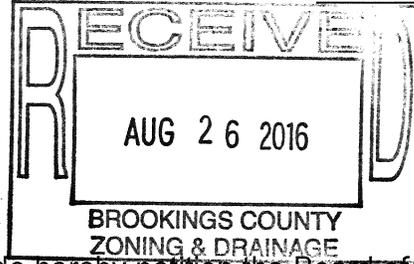
Denying the request would be maintaining the Lake Park Zoning Ordinance Non-lake front setback requirements.

APPLICATION FOR VARIANCE  
TO  
ZONING REGULATIONS

Date of Application: 8-26-16

Variance Number: 2016VAR019

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:

Build 36x40 12 ft sidewalk  
Storage building

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

Article 13.00; Section 13.01; "LP" Lake-Park District;  
Density, Area and Yard Regulations (Non-Lakefronts)

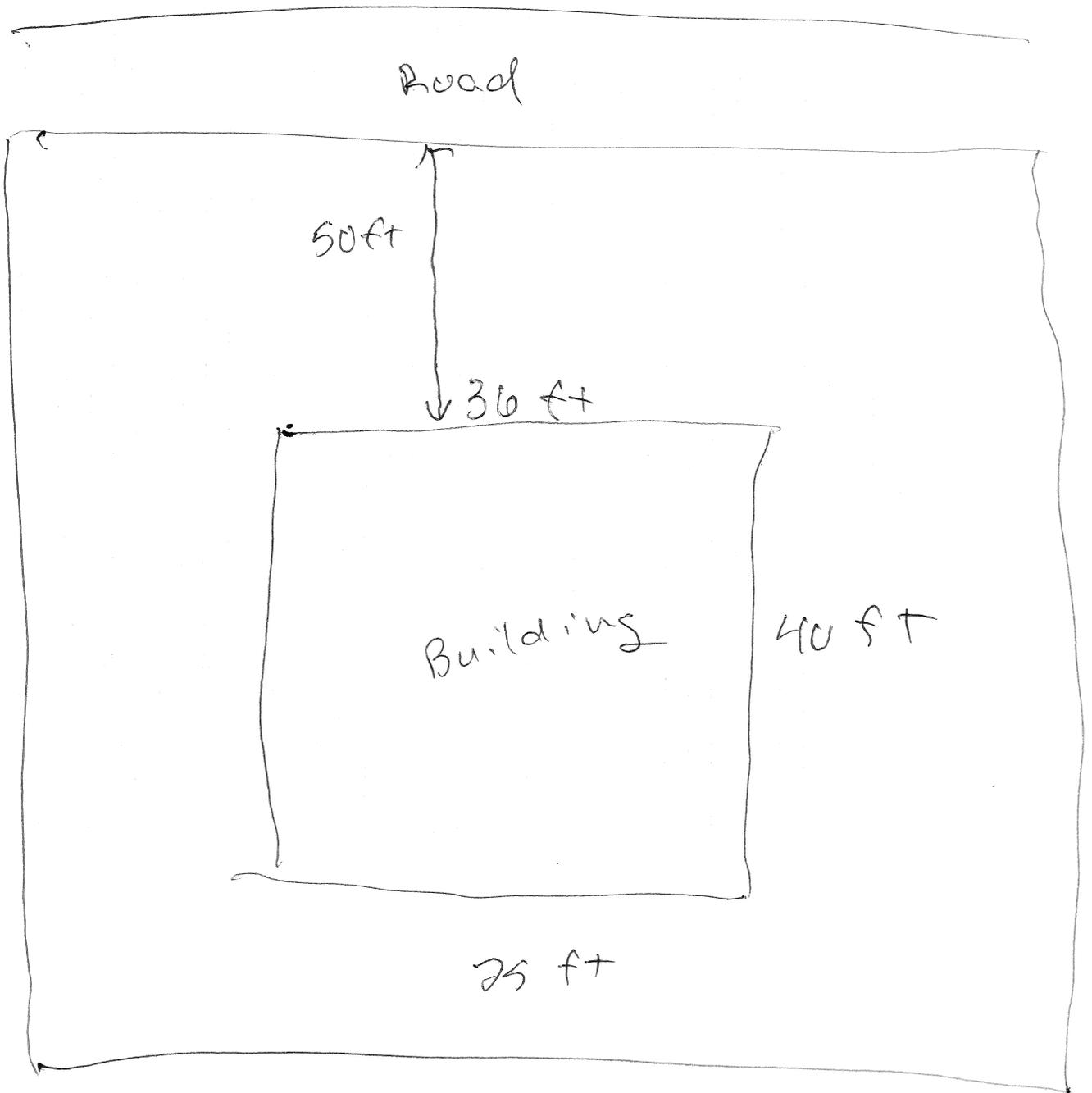
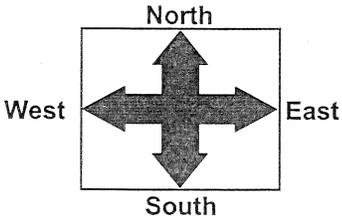
C.) Special conditions and circumstances that exist which are peculiar to the land, structure, or buildings in the same district: that literal interpretation of the provisions of this regulation would deprive the applicant of rights commonly enjoyed by other properties in the same district under terms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

Shape & Size of Lot

2016 var 019  
+  
2016 cu 019

**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 019 + 2016 cu 019



Overview



Legend

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

Parcel ID	113001125203282	Alternate ID	n/a	Owner Address	STENSRUD, CHAD ET UX
Sec/Twp/Rng	3-112-52	Class	NAC		2701 N OAK RD
Property Address		Acreage	n/a		BRANDON SD 57005
District	110819				
Brief Tax Description	WACEK BEACH LOT Q IN NW 1/4 SEC 3-112-52 98.6' X 115'				
	(Note: Not to be used on legal documents)				

Date created: 8/26/2016  
 Last Data Uploaded: 2/18/2014 4:02:57 AM

Looking south from driveway.



2016cu019 & 2016var019 – Chad Stensrud



Wheel at front lot line.

Looking north



Looking west – wheel at 25' from rear lot line.

