

# 2016cu019 – 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)”.

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 is in the Lake Park District on the south side of Lake Poinsett.

2016cu019: Chad Stensrud has applied for conditional use 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. 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 contains 11,339 square feet. The Lake Park Non-Lake Front setbacks are 50 feet front setback, 50 rear setback and 8 feet side setback. He has applied for a variance (2016var019) for the rear setback.

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.

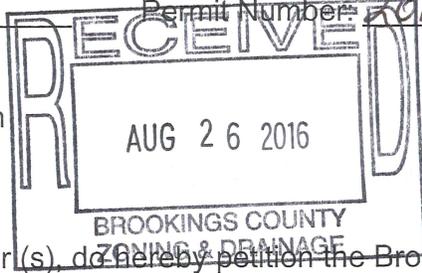
Granting the conditional use request would allow the applicant the same benefit granted to others in the area with similar sized structures.

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: 8-26-16

Permit Number: 2016cu 019



To: Brookings County Planning Commission  
520 3<sup>rd</sup> 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:

Build 36x40 12ft sidewalk  
Storage Building

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:

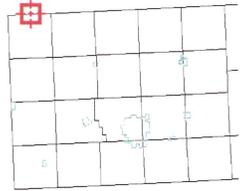
Wacker Beach Lot Q in NW 1/4 Sec 3-112-52

Form continued on page 2

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 road.



2016cu019 & 2016var019 – Chad Stensrud Wheel at front lot line.



Looking west wheel at 25 feet from rear lot line.



Looking east wheel at 25 feet from rear lot line.

