

2016cu020 – October 4th, 2016

Prepared by Richard Haugen,

Applicant/Owner: Lance Park, 6840 Sunset Rd, Brookings, SD 57006

Legal Description: “Lot 3 of Glover Park Addition in Govt Lot 6 in the NE1/4 of Section 28, T109N, R50W (Medary Township)”.

The Lake Park Conditional Use # 6: “Accessory building with a side wall greater than 10 feet or more than 1,000 square feet”.

2016cu020: Lance Park has applied for a conditional use to build a 36 feet wide x 56 feet long x 20 feet 4 inch tall side wall pole shed (accessory building). There will be a 21 feet wide x 48 feet long x 12 feet 4 inch sidewall lean to addition on each side, for a total building size of 78 feet wide x 56 feet long (4,032sq ft). The exterior of the building will match the other residences and structures in the area. There is a photo attached of how he wants the structure to look. The proposed building would be built in the Lake Park District at Lake Campbell, on a non-lake front lot which has no existing structures on it. The lot is “L” shaped and is surrounded by trees on 3 sides of the lot. The lot was platted 1993 and contains 1.44 acres. The building will be used for his motor home and storage. The building 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 notice was published in the Brookings Register on September 20th and 27th, 2016.

Letters were sent to the adjoining landowner’s, Medary 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: 9-6-2016

Permit Number: 2016 CU 020

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:

Build a Pole Building larger than
Allowed.

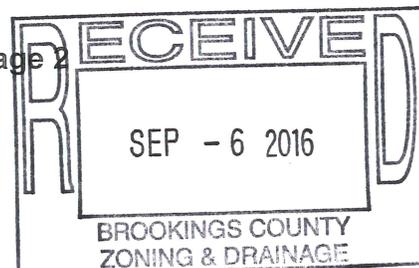
B.) Section(s) of Zoning Regulations authorizing Conditional Use:

Section 13.01: CU Permit #6: Accessory bldg w- sidewalk
greater 16 feet or more than 1,000 sq. feet.

C.) Legal Description of Property:

Lot 3 of Glover Park Addition.
In Gov't Lot 6 in the NE 1/4 of Section 28
T169N, R50W (Medary Twp)
County of Brookings, South Dakota
Parent Parcel # 1208010950 28/00

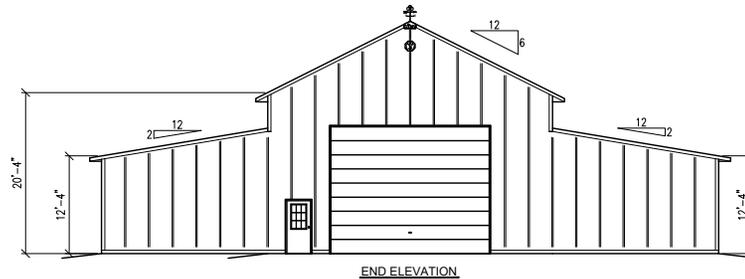
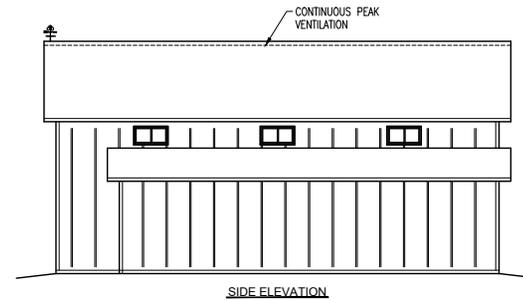
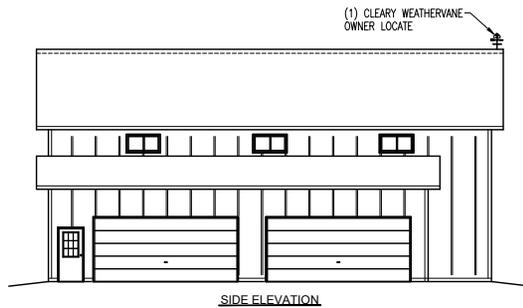
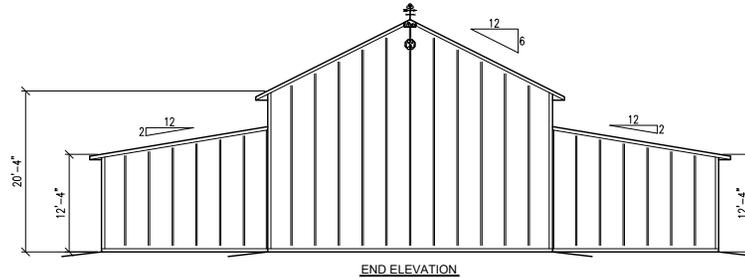
Form continued on page 2





Proposed Building for: Lance Park

36'x56'x20'-4" with (2) 21' Leans



We Protect What You Value



2016 cu 020



Overview



Legend

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

Parcel ID	120801095028100	Alternate ID	n/a	Owner Address	PPI LLC
Sec/Twp/Rng	28-109-50	Class	NAC		PO BOX 557
Property Address	6970 SUNSET RD	Acreage	n/a		BROOKINGS SD 57006
	BROOKINGS				
District	12014				
Brief Tax Description	KLINEFELTERS LOT 1, LOT 11A NORTHSHORE & LOT 3 GLOVER PARK ADDN SEC 28-109-50 120' X 200' & 224' X 80'				
	(Note: Not to be used on legal documents)				

Date created: 9/6/2016
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Looking southwest from 218th St,
screening of mature trees.



Looking north
from road.



2016cu020: PPI, LLC by Lance Park

Looking south from north
property line.



Looking east. Wheel at 50 feet from
south property line.



Looking east from west property line. Wheel at 50 feet from north property line.



Looking south, from north property line wheel at east end of building.



2016cu020 – cont.

Looking southeast



Looking northwest.

