

BROOKINGS COUNTY DEVELOPMENT
Planning, Zoning and Drainage / Emergency Management
Brookings City & County Government Center
520 3rd Street, Suite 200
Brookings, SD 57006
(605) 696-8350
E-Mail: zoning@brookingscountysd.gov

Brookings County Board of Adjustment
February 4 – 7:30 PM meeting

2020var001 – February 4, 2020

Prepared by Richard Haugen, Brookings County Development Deputy Director

Applicant: VanderWal Farms Inc. by Scott VanderWal, 408 Jackson Ave, Volga, SD 57071
Site Address: 619 Samara Ave, Volga, SD 57071

Legal Description: "E 586' of the N 1056' of the NE1/4 SE1/4; Exc N 1 Rod, the E 285' of the N 270', and Outlot 1; but to include S 121.2' of N 1177.2' of E 300' of NE1/4 SE1/4 Exc S 61' of the N 1177.2' of the W 68' of the E 300', thereof, all in Section 15, T110N, R51W (Volga Township)" ~~ located at 619 N. Samara Ave., Volga, SD 57071.

Article 11.00: Section 11.01 "A" Agricultural District: Area Regulations # 2: Front Yard: The minimum depth of the front yard shall be one hundred (100) feet. A corner lot will have two front yards."

2020var001: VanderWal Farms Inc. by Scott VanderWal has applied for a variance to build two grain bins with the first bin 55 feet from the center of Samara Ave(Brookings County blacktop road # 5/ 464th Ave), a variance of 95 feet. The required setback is 150 feet from the center of the road. This is an established building site, with limited available space. There is a natural gas pipeline and a sub-station that is located on the property. The applicant will need to contact the gas company of his proposed bin plans and location of the bins.

Public notices were published in the Brookings Register on January 21 and 28, 2020 and the Volga Tribune on January 23 and 30, 2020.

Letters were sent to the adjoining landowner's, Volga Township Chairman and Clerk, Brookings County Highway Department and the City of Volga.

APPLICATION FOR VARIANCE
TO
ZONING REGULATIONS

JAN 2 2020

BROOKINGS
COUNTY DEVELOPMENT

Date of Application: Jan. 2, 2020

Variance Number: 2020Var 001

To: Brookings County Board of Adjustment
520 3rd St, Suite 200
Brookings, South Dakota 57006

X 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 2 grain bins 48' diameter each 60' from the center of County Road (N. Sarnette Ave) north of Volga.

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

Art. 11.07: Section 11.01 "A" Ag District: Area Reg # 2:
Front Yard: The minimum depth of front yard shall be one hundred (100) feet. A corner lot will have two front yards.

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 and size of the remaining open lot. Space west of proposed site is needed for augers and track movement. There are no other appropriate sites within the farmyard to build the project.

2020var 001

220001105115405

220001105114305

220001105115400

501 N SAM

Grain Bins:

- 48' Diameter - 36' to Eave.
- 51' to P of Roof.
- Center of Rows
- 3' space Between

2020var 001

99.94

25.02

103.2

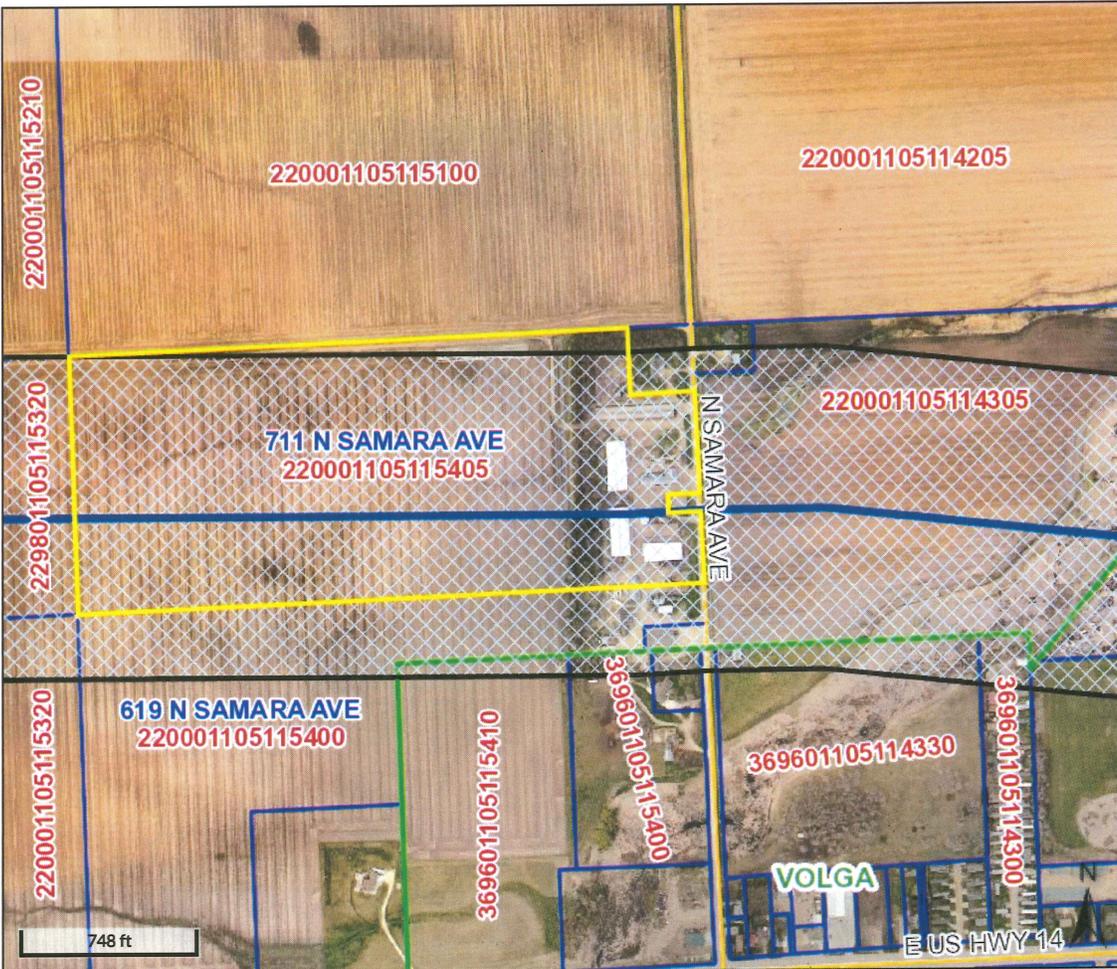
25

99.69

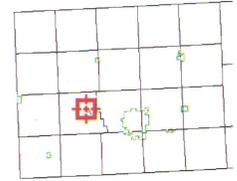
2020 var 001 Pipeline & Pipeline Consultation Area
660'



Beacon™ Brookings County, SD



Overview



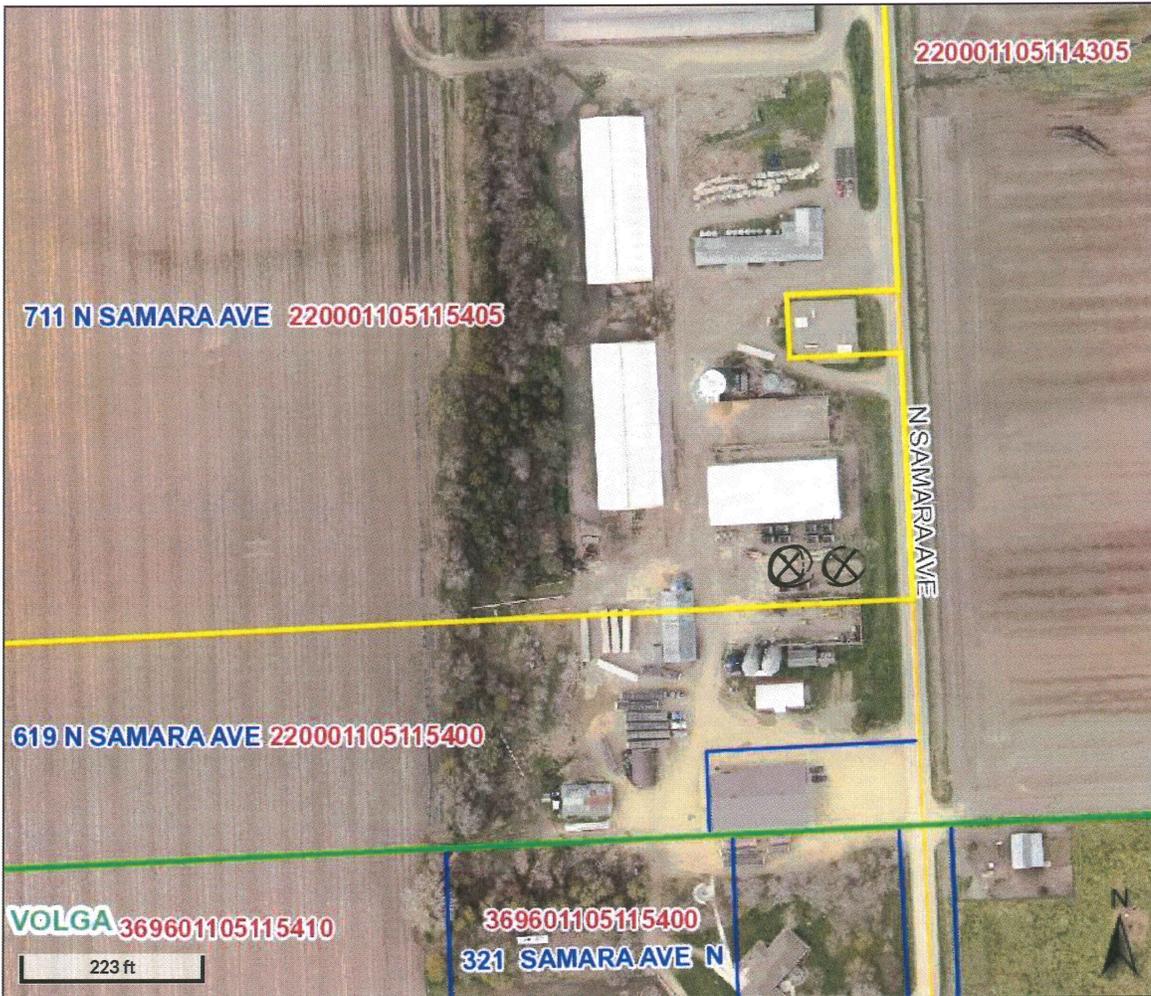
Legend

- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Pipeline
- Pipeline Consultation Area 660'
- Parcels
- Roads

Parcel ID	220001105115405	Alternate ID	n/a	Owner Address	VANDERWAL, RAYMOND G ET UX
Sec/Twp/Rng	15-110-51	Class	AGA		401 N SAMARA AVE
Property Address		Acreage	50.01		VOLGA SD 57071
District	2205				
Brief Tax Description	N 1056' OF W 1/2 SE 1/4; N 1056' OF NE 1/4 SE 1/4 EXC E 586' SEC 15-110-51 50.01 ACRES				
	(Note: Not to be used on legal documents)				

Date created: 1/10/2020
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Overview



Legend

- Brookings City Limits
 - City Limits
 - Township Boundar
 - Sections
 - Parcels
 - Roads
- Floodplain 2008**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 - A
 - AE
 - X

Parcel ID	220001105115405	Alternate ID	n/a	Owner Address	VANDERWAL, RAYMOND GET UX
Sec/Twp/Rng	15-110-51	Class	AGA		401 N SAMARA AVE
Property Address		Acreage	50.01		VOLGA SD 57071
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	<i>(Note: Not to be used on legal documents)</i>				

2020 var 001

Date created: 1/2/2020
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GEOSPATIAL

Looking north from driveway on Samara Ave(Brkgs Cnty # 5)



Looking northwest on Samara Ave.



2020var001: VanderWal Farms Inc. by Scott VanderWal.

Looking west at proposed bin site.



Looking south, wheel at 55 feet from center of Samara Ave (Brklgs Cnty Rd # 5)



Looking north, wheel at 55 feet from center of Samara Ave (Brkgs Cnty # 5)



Looking northeast at proposed bin site from farm yard.



West end of bin site, looking north, location of loading auger in the farm yard.



WEST end of bin site looking south, location of loading auger in farm yard.

