

BROOKINGS COUNTY DEVELOPMENT

Planning, Zoning and Drainage / Emergency Management

Brookings City & County Government Center

520 3rd Street, Suite 200

BROOKINGS, SOUTH DAKOTA 57006

(605)-696-8350

E-Mail: zoning@brookingscountysd.gov

Brookings County Board of Adjustment

June 2, 2020 – 8:00 PM meeting

2020var004 – June 2, 2020

Prepared by Richard Haugen

Applicant/Owner: Keith Drew, 77 Oakwood Shoreline Dr, Arlington, SD 57212

Legal Description: “Lot 53 DeBoer’s Lake Tetonkaha West Subdivision in Govt Lots 1, 4, 5 and 6 in Section 7, T111N, R51W (Oakwood Township)”

Brookings County Zoning Ordinance: Article IV District Requirements: Chapter 4.03 “LP” Lake-Park District: Section 4.03.03. Density, Area and Yard Regulation (Minimum Lake Front).

2020var004: Keith Drew, has applied for a variance to build an 8’ x 28’ addition onto the end of his existing lake cabin and a 10’ x 38’ attached deck. The outer support post of the proposed deck is 43 feet from the highest known water mark, a variance of 32 feet. The Lake Park – Lake Front setbacks are 75 feet from the high water mark. The applicant has an existing 26’ x 28’ single story cabin on his lot that is built into the side hill. He is proposing 8’ x 26’ addition onto the south end of the cabin, removing the existing roof and adding a second story over the existing first floor of the cabin and new addition. The cabin addition and second story addition will not be any closer to the lake than the current structure. The proposed attached 10’ x 38 feet deck is where the variance is required. The proposed addition and deck will meet the side setbacks of 8 feet from the side property line. The addition and deck will not block the view for the adjoining landowners on either side as the existing cabin is set back farther. The property is located in the flood plain and will need to follow the flood plain building requirements. The lake lots and cabins have been existed on Lake Tetonkaha (aka-Lake Oakwood) since the 1930’s and 40’s prior to zoning requirements. DeBoer’s Lake Tetonkaha West Subdivision was originally platted in 1984, and re-platted in June of 2003, when the original road was vacated and relocated.

The “Brookings County Comprehensive - Plan Future Land Use-Developed Lakes Future Land Use” found on page 58 –*In paragraph two: “It is likely that the established developed areas of Lake Campbell, Lake Hendricks, Lake Tetonkaha, and Lake Poinsett will experience*

2020var004

Staff Report

June 2, 2020

continued development in varying degrees. While non-lake front growth potential exists for all of the able lakes; significant lake front area is appropriately zoned, and subdivided in some cases, adjacent to Lake Tetonkaha, Lake Hendricks, and Lake Campbell.”

Letters were sent to the adjoining landowners and Oakwood Township Chairman and Clerk.

The public notices were published in the Brookings Register on May 19 & 26, 2020 and the Volga Tribune on May 21 and 28, 2020.

APPLICATION FOR VARIANCE
TO
ZONING REGULATIONS

APR 21 2020

BROOKINGS
COUNTY DEVELOPMENT

Date of Application: 4.21.2020

Variance Number: 2020VAR004

To: Brookings County Board of Adjustment
520 3rd 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:

Brick-addition 8X28 with 10X38 deck on the
lake side.

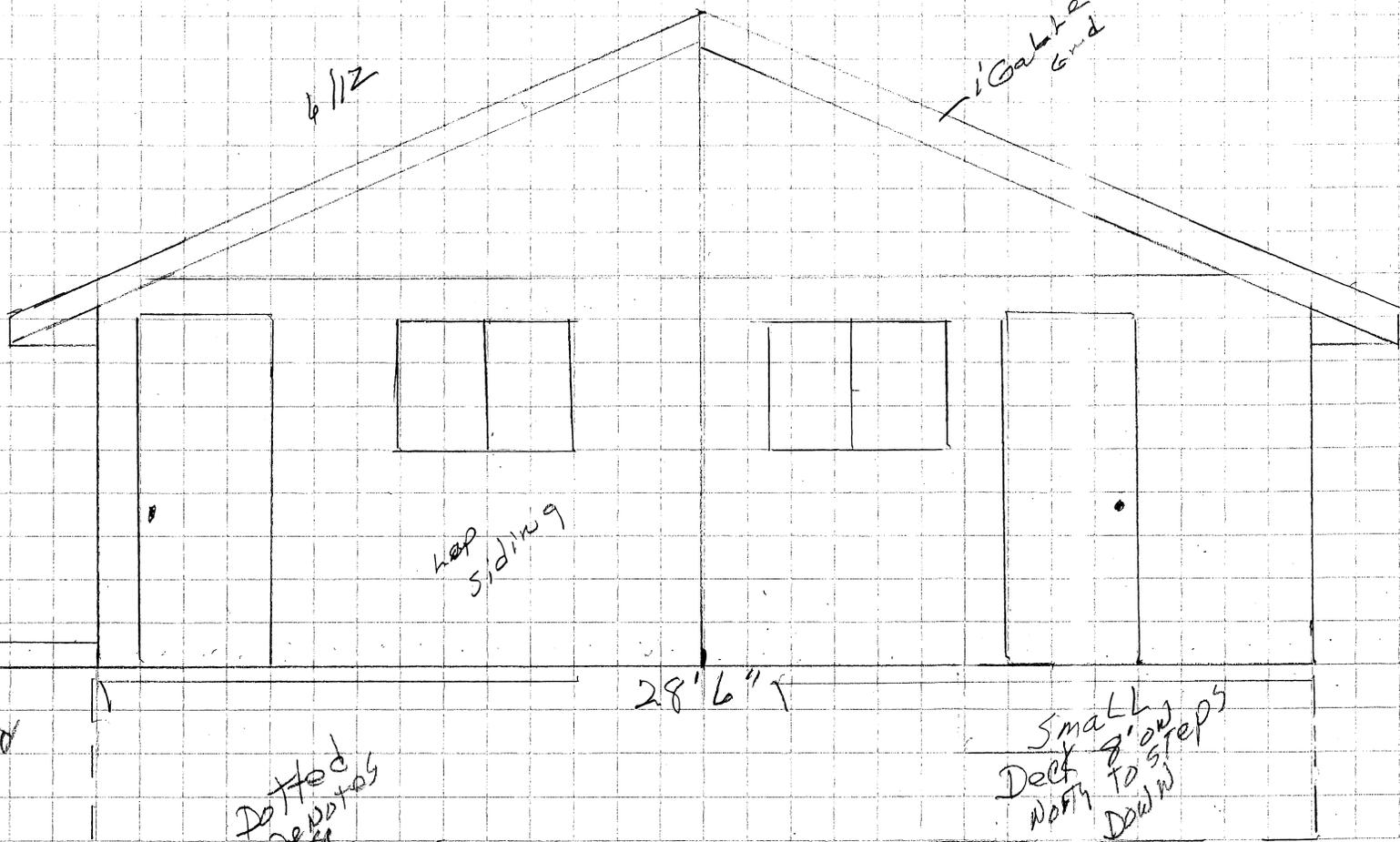
B.) Section(s) of Zoning Regulations to be exempted:

Article IV District Requirements: Chapter 4.03 "LP"
Lake Park District: Section 4.03.03. Density, Area,
and Yard Regulation (Minimum 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.

lot does not meet current zoning requirements

North Elevation
1/4" Scale



6/12

1/2 Galapagos

lap siding

28'6"

Turn Deck To
90° on North
side with 5 steps
Down to Ground

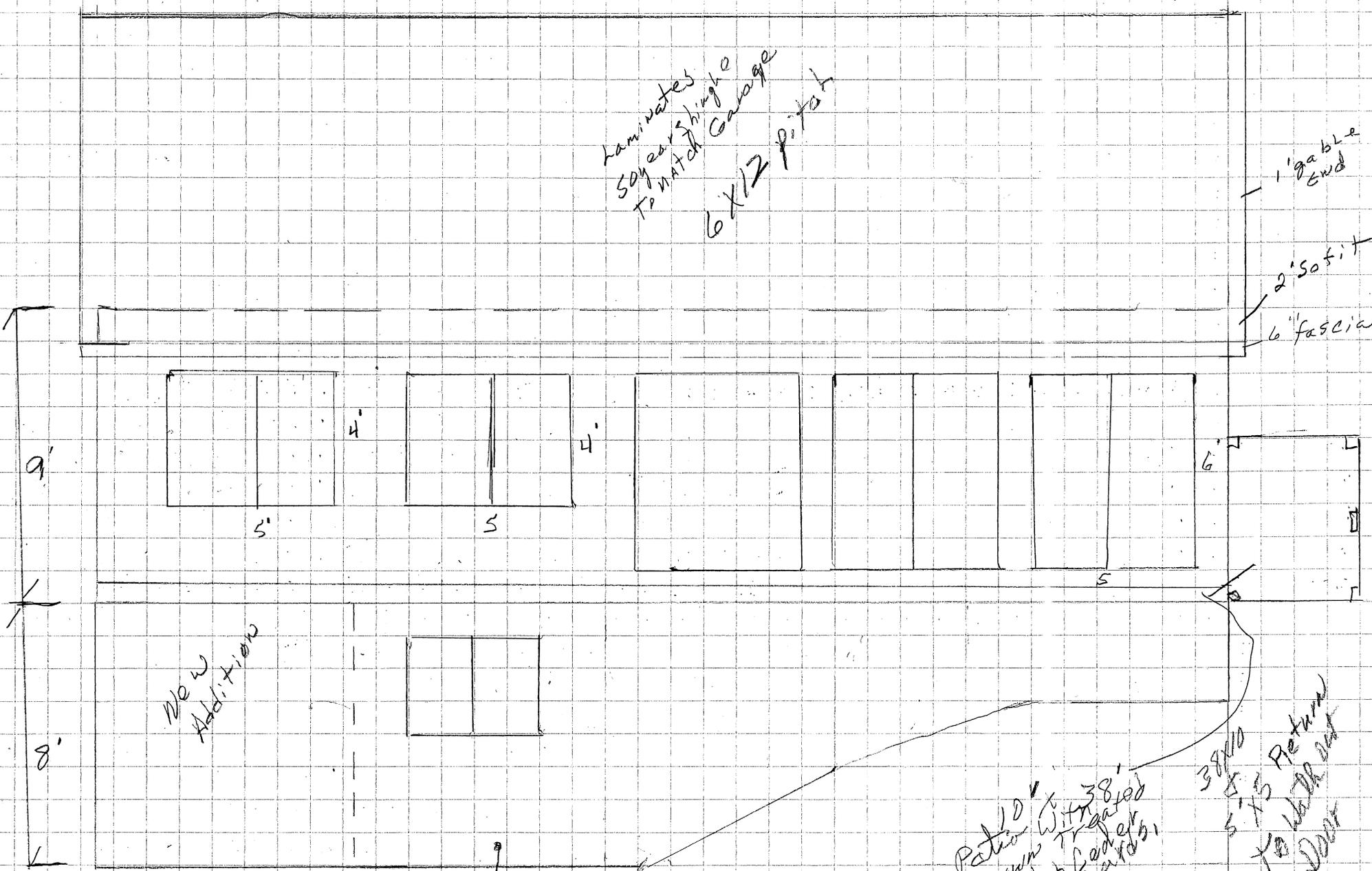
Dotted
line denotes
existing
structure

Small
Deck 8' x 10'
with 5 steps
Down

East Elevation
1/4" Scale

Laminates
504 as shingle
To match Garage
6x12 pitch

1' gable end
2' soffit
6" fascia



New Addition

Note

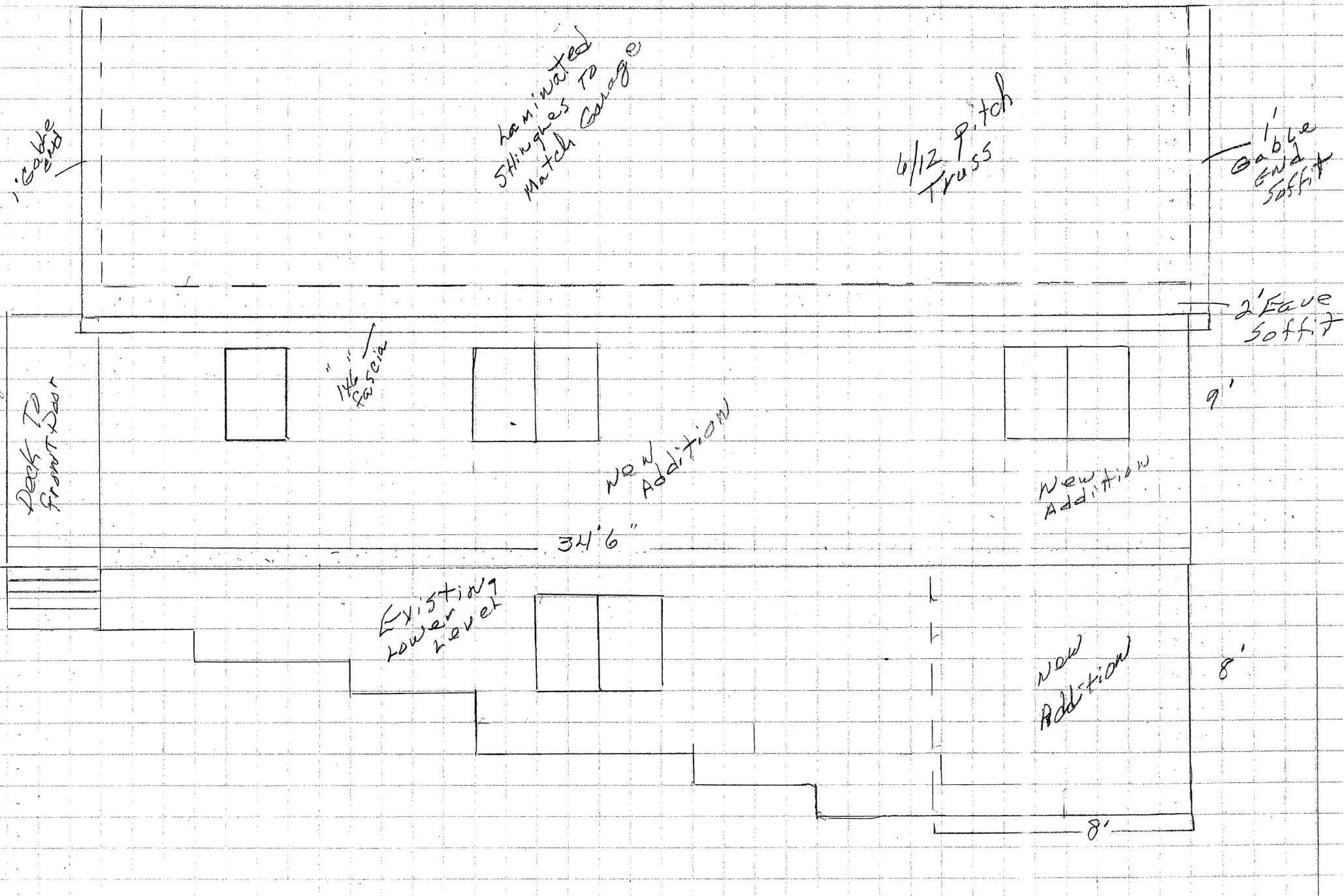
Patio
Brown with
Wood Deck
38"
Treated
Lumber
Boards

38"
5' x 5' Return
to white out
Door



South Elevation
1/4" scale

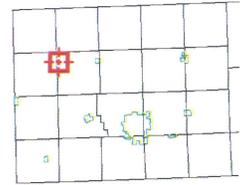
West Elevation
1/4" Scale



2020 VAR 004



Overview



Legend

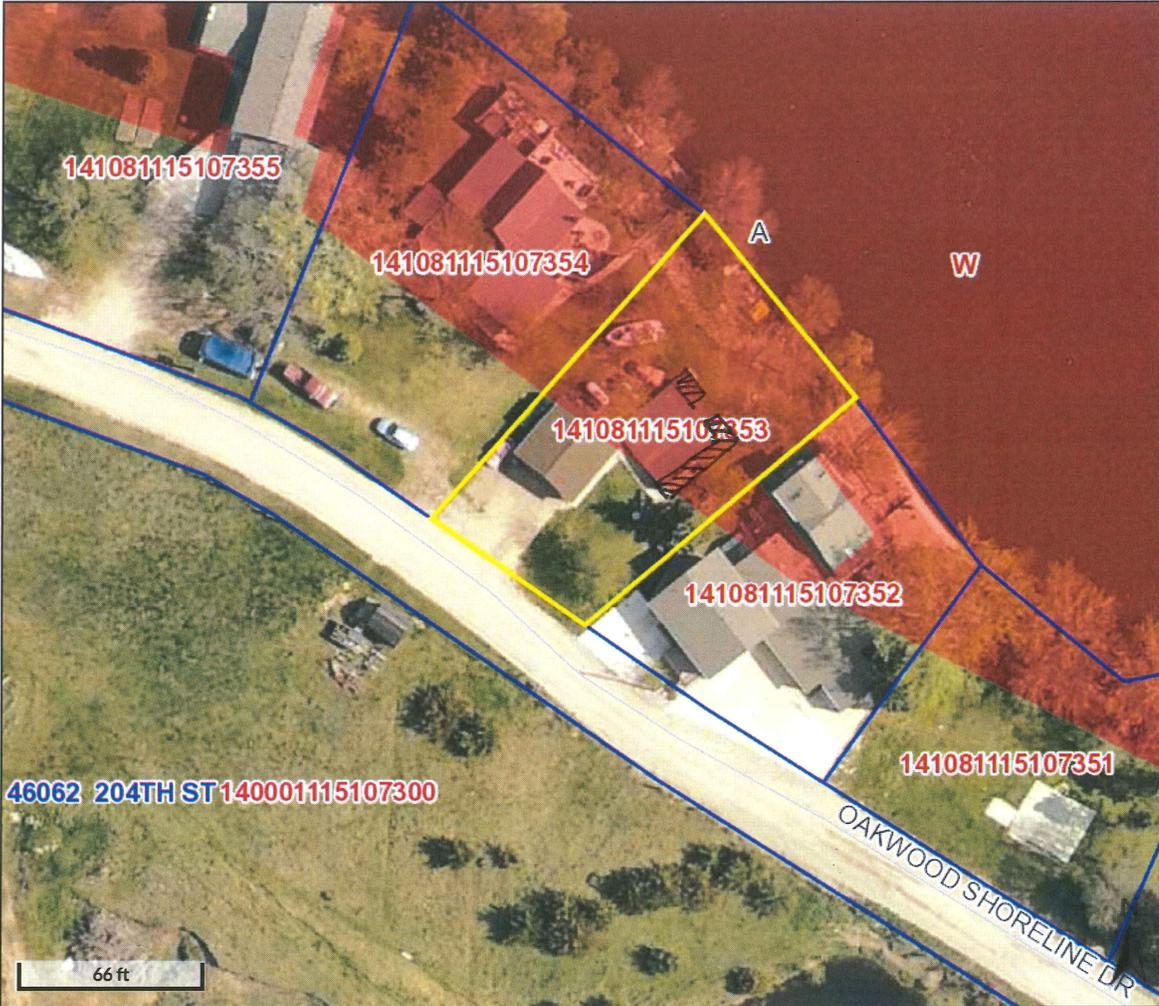
- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads

Parcel ID	141081115107353	Alternate ID	n/a	Owner Address	DREW, KEITH
Sec/Twp/Rng	7-111-51	Class	NACS		77 OAKWOOD SHORELINE DR
Property Address	77 OAKWOOD SHORELINE DR	Acreage	n/a		BRUCE SD 57220
	BRUCE				
District	1409				
Brief Tax Description	DEBOER'S LAKE TETONKAHA WEST SUBDIV LOT 53 DEBOER'S LAKE TETONKAHA WEST SUBDIV IN SW 1/4 SEC 07-111-51				
	(Note: Not to be used on legal documents)				

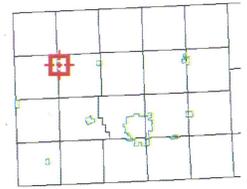
Date created: 4/29/2020
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2020 VAR 004 Floodplain map
BeaconTM Brookings County, SD



Overview



Legend

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

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Developed by Schneider
 GEOSPATIAL

Looking east from road.
Location of existing cabin.



Looking east from road.
Existing cabin.
South property line.



2020var004: Keith Drew

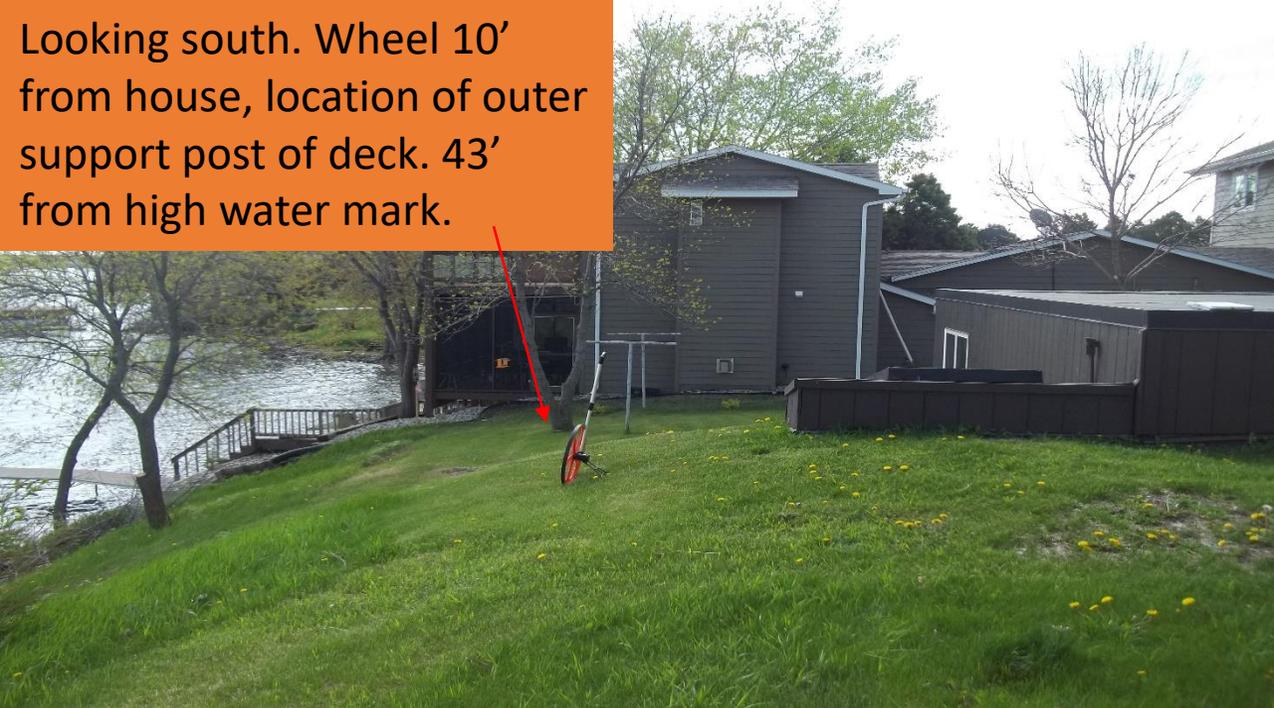
Looking east from
north side of cabin.



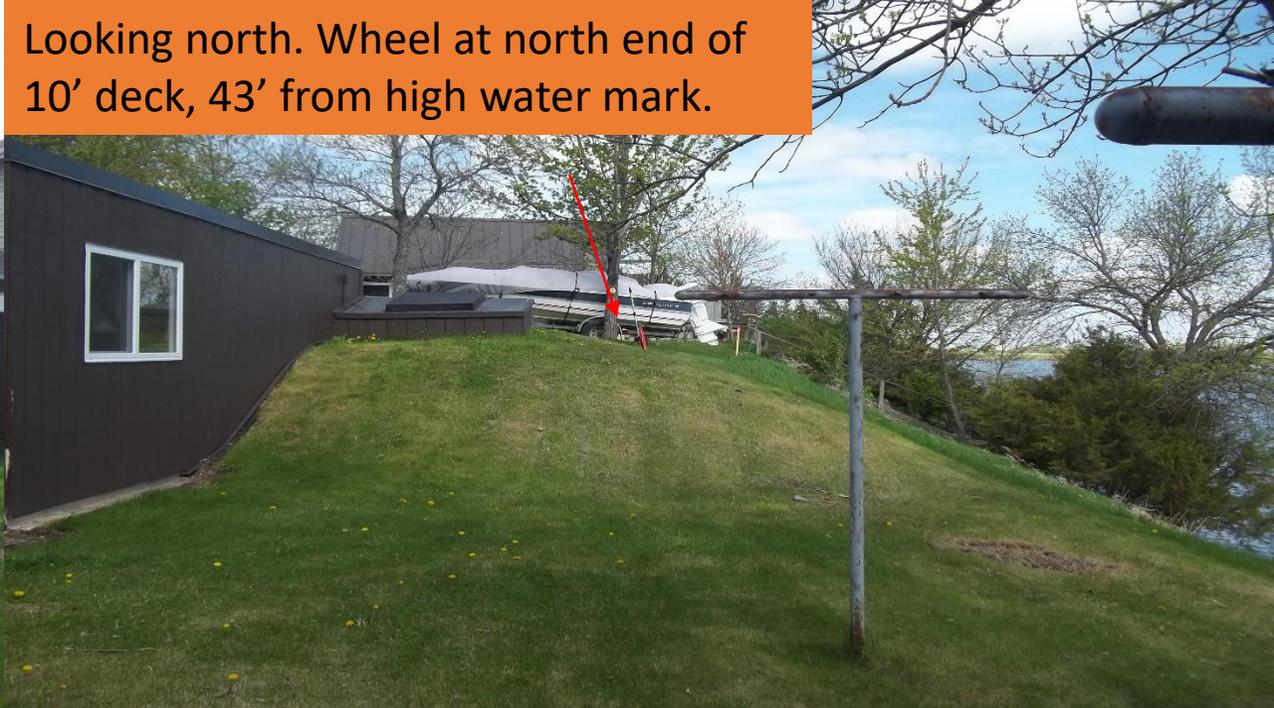
Looking east. Wheel at south end of 8'
addition. 9' from south property line.



Looking south. Wheel 10' from house, location of outer support post of deck. 43' from high water mark.



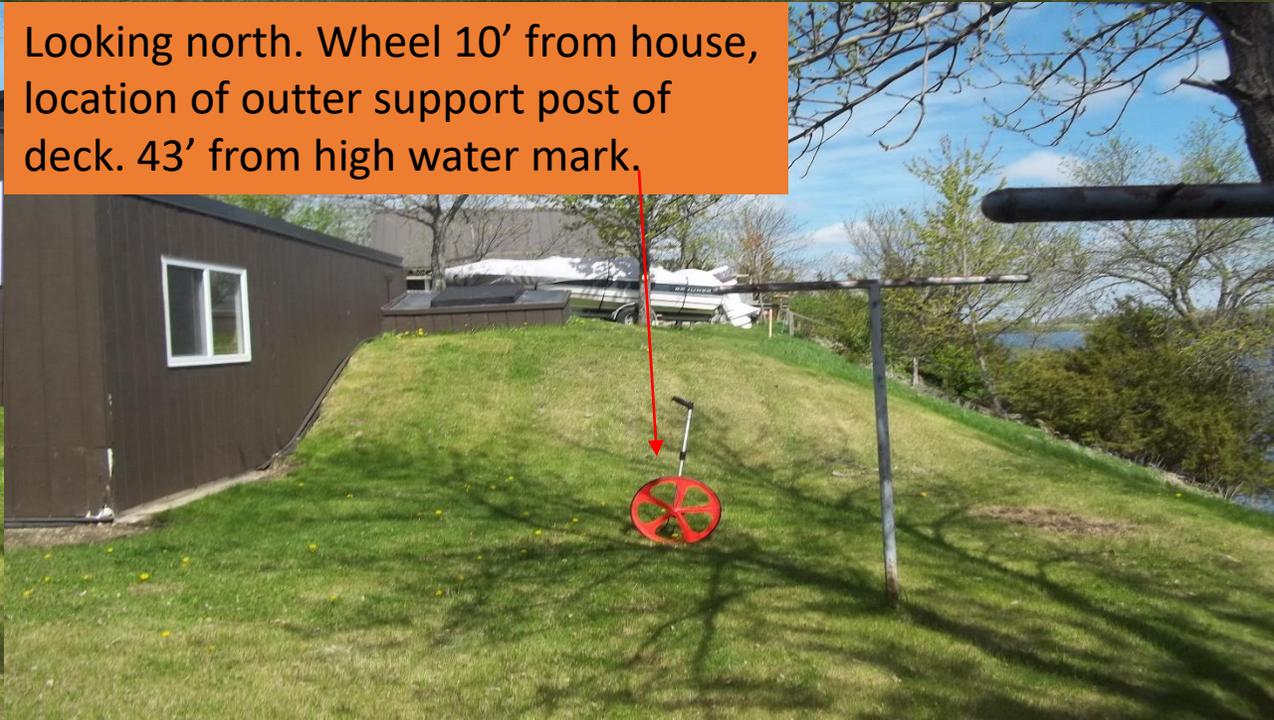
Looking north. Wheel at north end of 10' deck, 43' from high water mark.



Wheel at south end of 8' addition. 9' from side property line.



Looking north. Wheel 10' from house, location of outer support post of deck. 43' from high water mark.



Looking west, north side of cabin.



Looking south along lake shore.



Looking north along lake shore.



Looking west from dock towards cabin.