

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

Brookings County Board of Adjustment  
June 2, 2020 – 8:00 PM meeting

## 2020var005 – June 2, 2020

Prepared by Richard Haugen

Applicant: Mike Robbins for THO F F Inc., 20593 476<sup>th</sup> Ave, White, SD 57276

Legal Description: “S 950’ of E 950’ of SE1/4 in Section 22, T111N, R49W (Afton Township)”

*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.”*

2020var005: Mike Robbins for THO FF Inc. has applied for a variance to build a 28’ x 28’ residential addition 104 feet from the center of 476<sup>th</sup> Ave, a variance of 29 feet. The required setback is 133 feet from the center of 476<sup>th</sup> Ave, an Afton Township gravel road.

Things to consider are shape and size of farm yard. The existing house was built in 1993 to prior to current setback requirements.

Public notices were published in the Brookings Register on May 19 and 26, 2020 and the White Tri-City Star on May 21 and 28, 2020.

Letters were sent to the adjoining landowner’s, Afton Township Chairman and Clerk.

RECEIVED

MAY 11 2020

BROOKINGS  
COUNTY DEVELOPMENT

APPLICATION FOR VARIANCE  
TO  
ZONING REGULATIONS

Date of Application: 5-11-2020 Variance Number: 2020var-005

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:

TO BUILD A 28' X 28' ADDITION OFF THE NORTH SIDE EAST END ON THE EXISTING HOUSE

MICHAEL J ROBBINS APPLYING FOR A VARIANCE FOR MIKE + PATTY THOMPSON

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

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

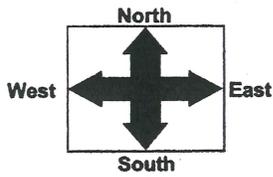
C.) Special conditions and circumstances that exist which are peculiar to the land, structure, or buildings in the same district: that literal interpretation of the provisions of this regulation would deprive the applicant of rights commonly enjoyed by other properties in the same district under terms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

THE LOCATION OF EXISTING HOUSE IS WITHIN THE SET BACK.

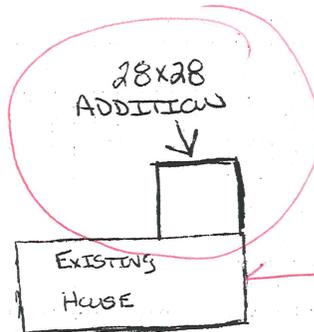
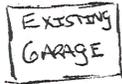
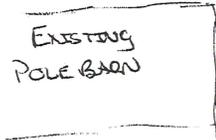
2020042005

**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.



MICHAEL/PATRICIA THOMPSON  
20593 476<sup>TH</sup> AVE  
WHITE S.D.



104'

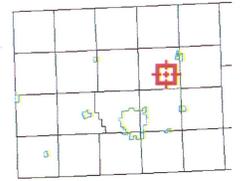
4  
7  
86<sup>TH</sup>  
AVE  
WHITE

206<sup>TH</sup> ST

2020 VAR 005



Overview



Legend

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

Parcel ID 010001114922405  
 Sec/Twp/Rng 22-111-49  
 Property Address 20593 476TH AVE  
 WHITE

Alternate ID n/a  
 Class AGA  
 Acreage 20.72

Owner Address THO F INC  
 20713 476TH AVE  
 AURORA SD 57002

District 0110  
 Brief Tax Description S 950' OF E 950' OF SE 1/4 SEC 22-111-49 20.72 ACRES  
 (Note: Not to be used on legal documents)

Date created: 5/6/2020  
 Last Data Uploaded: 5/6/2020 8:07:43 AM

Developed by Schneider  
 GEOSPATIAL

Wheel at north end of 28' x 28' proposed house addition.



Wheel at 28 feet.



2020var005-Mike Robbins for THO FF, Inc.

Looking southwest from driveway. Wheel at 104 feet from center of 476<sup>th</sup> Ave.



Looking west in farm stead from proposed addition.



Looking west into farm yard from 476<sup>th</sup> Ave.



Looking south from driveway along 476<sup>th</sup> Ave.



Looking north from driveway on 476<sup>th</sup> Ave.



Looking west from intersection of 476<sup>th</sup> Ave and 206<sup>th</sup> St. house on north side of shelterbelt.

