

## 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

July 7, 2020 – 8:00 PM meeting

# 2020var007 – July 7, 2020

Prepared by Richard Haugen

Applicant: Todd Langland, 48011 US Hwy 14, White, SD 57276

Legal Description: “N750’ of W782’ of NW1/4 NW1/4 Exc Hwy in Section 28, T110N, R48W (Alton 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.”*

2020var007: Todd Langland has applied for a variance to build a 16’ x 16’ residential addition 70 feet from the US Hwy 14 right of way, a variance of 30 feet. The required setback is 100 feet from the right of way. US Highway 14 has a 75’ right of way, along the applicant’s property. The applicant was granted a variance on April 1, 2001 to build the residence in current location due the location of an existing driveway and farm buildings. South Dakota Department of Transportation has no objections to the variance request.

Things to consider: location of current residence and farm buildings; the floorplan of the residence limits the area where an addition can be located without a major remodel renovation of the main floor and interior rooms.

Public notices were published in the Brookings Register on June 23 and 30, 2020 and the White Tri-City Star on June 25 and July 2, 2020.

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

2020var007  
Staff Report  
July 7, 2020

RECEIVED

APPLICATION FOR VARIANCE  
TO  
ZONING REGULATIONS

MAY 15 2020

Date of Application: Todd Langland

Variance Number: BROOKINGS COUNTY DEVELOPMENT 2020 var 007

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:

Build a 16x16' Addition on North side of House  
Set Back. Variance was granted

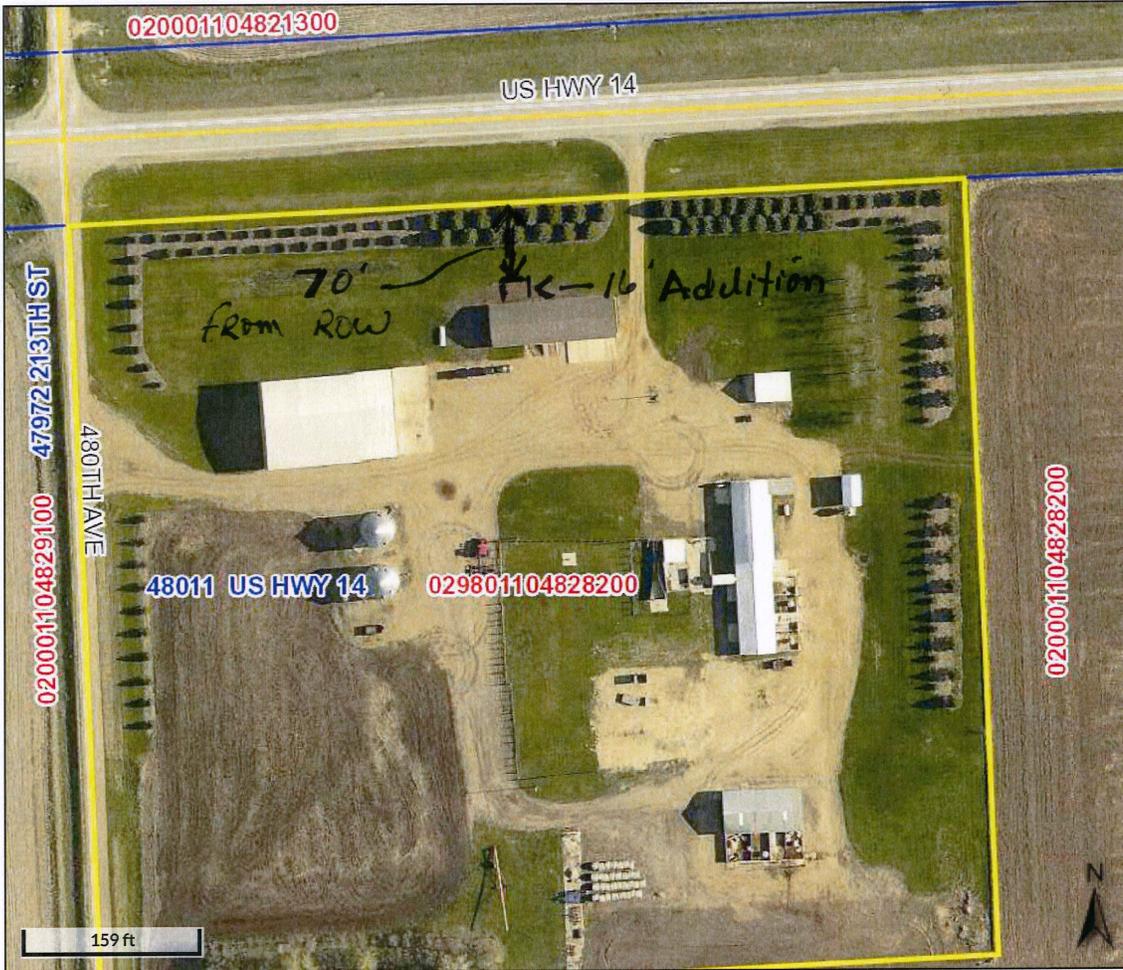
B.) Section(s) of Zoning Regulations to be exempted:

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.

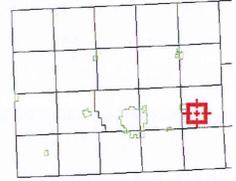
C.) Special conditions and circumstances that exist which are peculiar to the land, structure, or buildings in the same district: that literal interpretation of the provisions of this regulation would deprive the applicant of rights commonly enjoyed by other properties in the same district under terms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

Actu Variance was granted in 2001 to Build  
house do to prior Building location.

2020 VAR 007 SITE PLAN



Overview



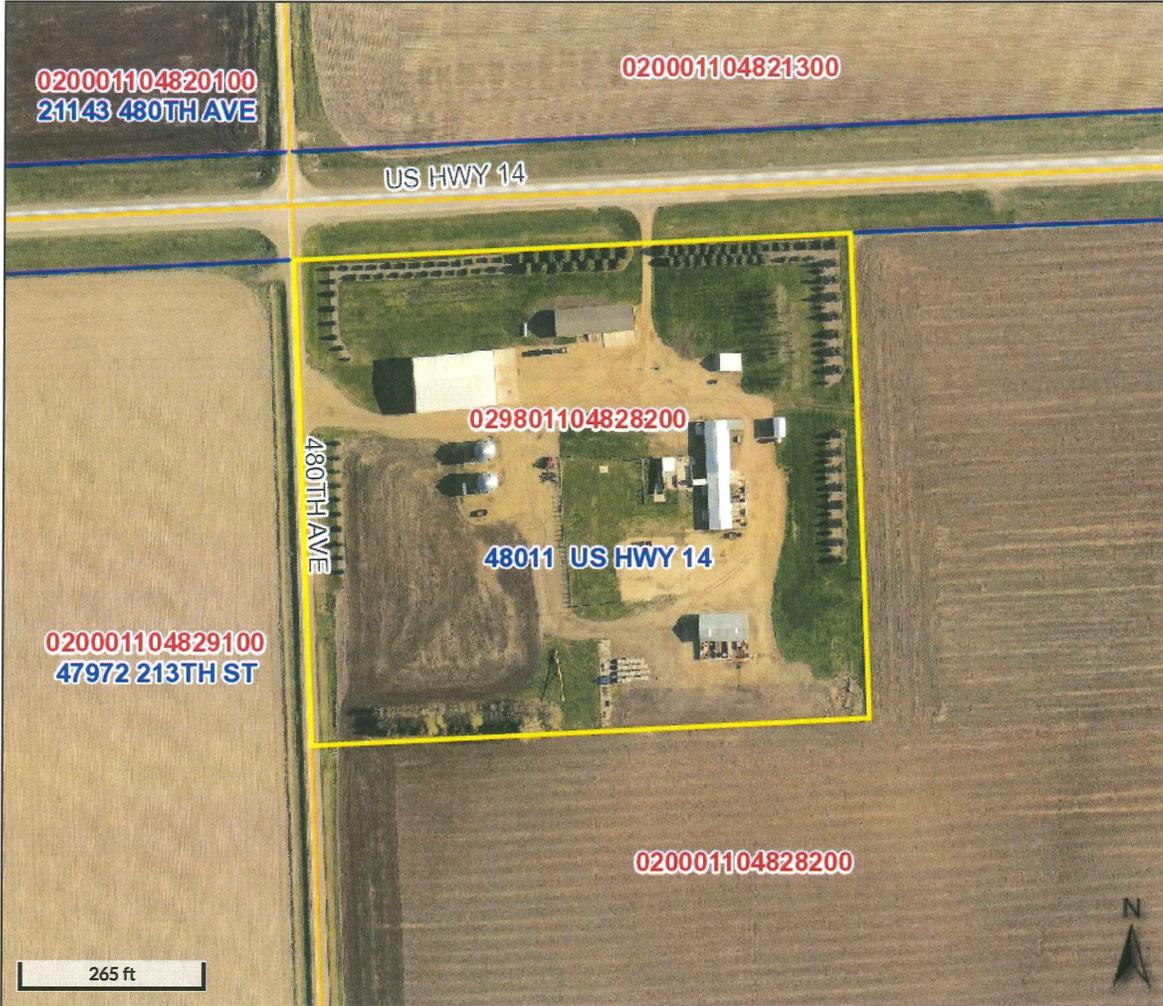
Legend

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

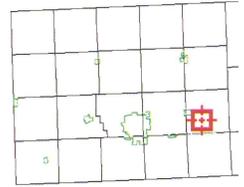
Parcel ID	029801104828200	Alternate ID	n/a	Owner Address	LANGLAND, TODD R ET UX
Sec/Twp/Rng	28-110-48	Class	AGC		48011 US HWY 14
Property Address	48011 US HWY 14	Acreage	12.1		WHITE SD 57276
	WHITE				
District	0203				
Brief Tax Description	N 750' OF W 782' OF NW 1/4 NW 1/4 EXC HWY SEC. 28-110-48 12.10 ACRES				
	(Note: Not to be used on legal documents)				

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2020 VAN 007



Overview



Legend

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

Parcel ID	029801104828200	Alternate ID	n/a	Owner Address	LANGLAND, TODD R ET UX
Sec/Twp/Rng	28-110-48	Class	AGC		48011 US HWY 14
Property Address	48011 US HWY 14 WHITE	Acreage	12.1		WHITE SD 57276
District	0203				
Brief Tax Description	N 750' OF W 782' OF NW 1/4 NW 1/4 EXC HWY SEC. 28-110-48 12.10 ACRES (Note: Not to be used on legal documents)				

Date created: 5/14/2020  
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Looking west from driveway along US Hwy 14.



Looking east from driveway along US Hwy 14.



2020var007: Todd Langland

Looking south down driveway from US Hwy 14.



Looking southwest in farmyard.



Looking west towards proposed addition.



Looking west, wheel at 16' from house, 70' from ROW north end of proposed addition.



Looking east, wheel at 16' from house, 70' from ROW north end of proposed addition.



Wheel at 16' from house for proposed addition.



Wheel at 75' highway right of way. Proposed addition is 70' from right of way.



Looking east towards residence from 480<sup>th</sup> Ave.

