

APPLICATION FOR VARIANCE
TO
ZONING REGULATIONS

JUL 14 2020

BROOKINGS
COUNTY DEVELOPMENT

Date of Application: July 14, 2020

Variance Number: 2020 VAR 010

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:

Remove an existing wooden deck and replace it with a larger wooden deck at the same elevation, about 10-12 inches above the ground.

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

Article IV District Reg.: Chapter 4.03 "LP" Lake-Park District:
Section 4.03.03. Density, Area and Yard Regulation.
(Minimum Lake Front and Minimum Side Yard)

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 size of the lot makes it impossible to place a deck the required distance from the water. The piece of deck on the west side of the garage is to make the house handicap accessible. Please see extra page, Exhibit A

D.) Legal Description of Property:

Lots 21-22 Exc W 2' Marvin Wade Subdivision
in NE 1/4 Sec. 6, T112N. R52W 1

site addr: 218 S Lake Dr. Arlington SD 57212.
Parcel # 112251125206142

E.) Time and Date Set for
Hearing before Brookings
County Board of Adjustment.

Aug. 4. 2020
Date

8:00 PM
Time

Approved _____

Rejected _____

_____ Date

_____ Chairman of Brookings County Board
of Adjustment

Daniel Schaal
Person filing petition – print

Daniel Schaal
Person filing petition – sign

1816 Olvion St.
Address

Brookings
City

SD
State

57006
Zip Code

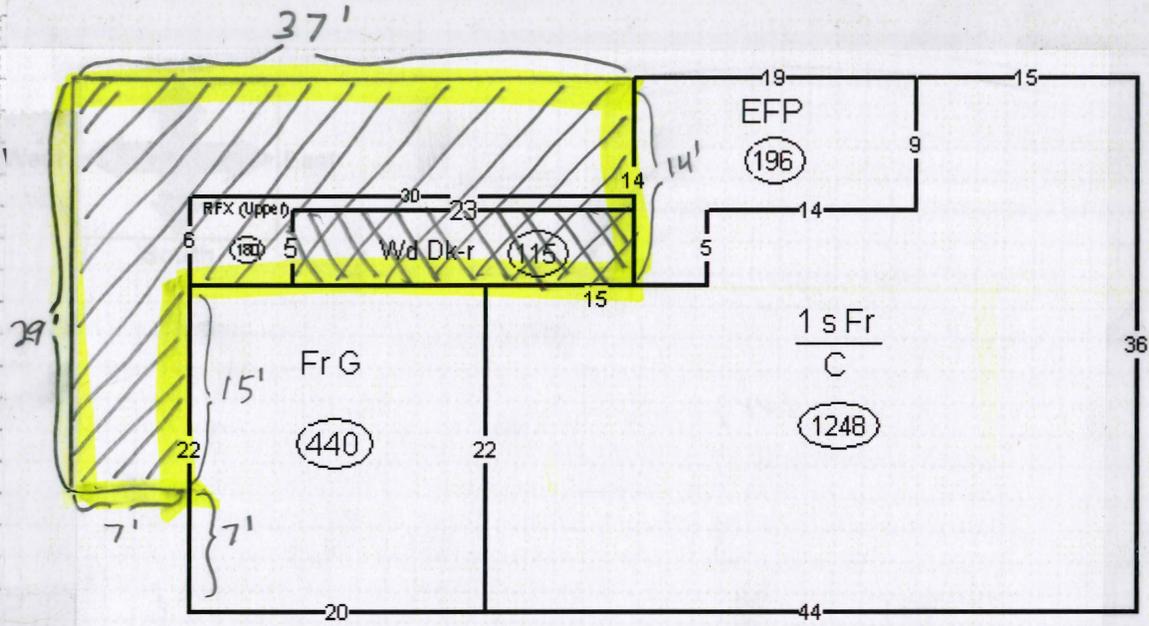
605-651-1339
Telephone

A variance that is granted and not used within three (3) years will be considered invalid.

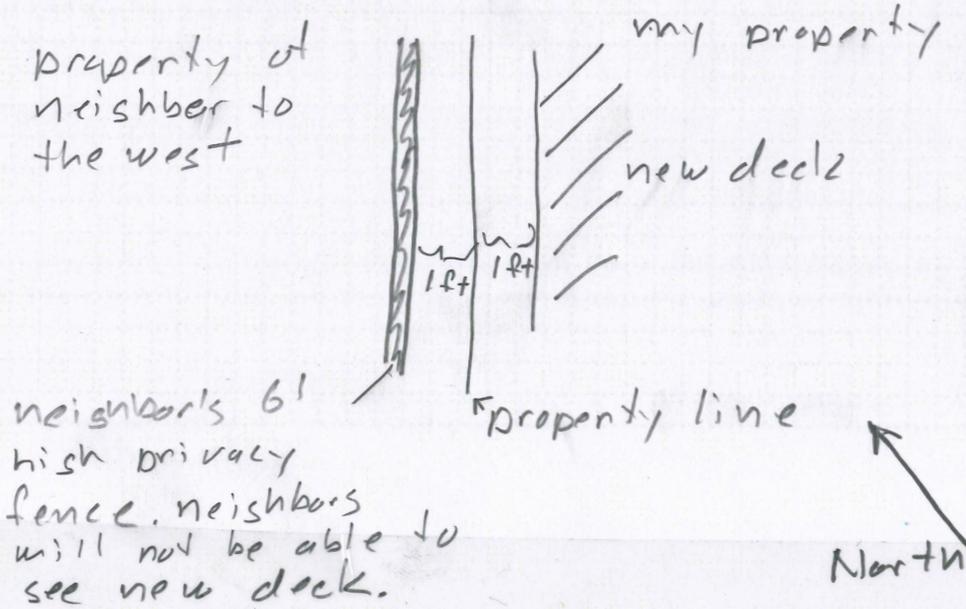
2020 var 010

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.



-  current deck to be removed
-  new deck, same elevation as current deck, approx 10-12 inches above the ground.



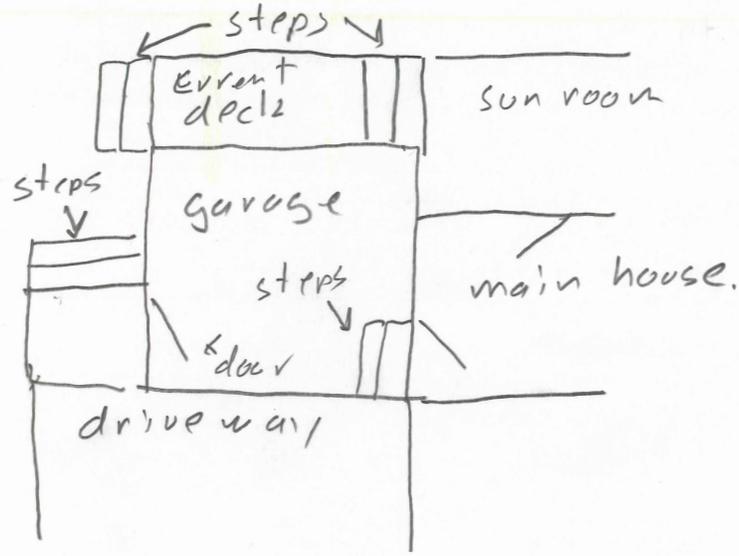
neighbor's 6' high privacy fence. neighbors will not be able to see new deck.

2020 Ver 010

Handicap Accessible Features of New Deck

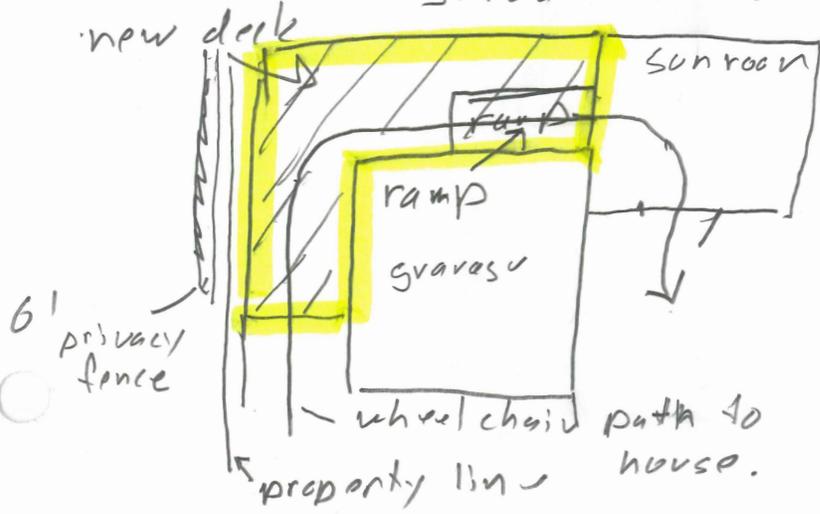
The driveway, garage, and current deck are all at the same elevation. The house is 2 ft higher. There are 2 doors into the house, one from the garage and one from the "sunroom" (EFP in picture) on the lake side. Currently both ways to enter the house involve steps. It is not possible to add a ramp in the garage.

Current Situation



The new deck will allow wheelchair access into the house by a ramp on the north (lake side) portion of the deck.

Situation with new deck.



The portion of the deck on the west that is near the neighbor's privacy fence is needed to allow a wheelchair to get to the north part of the deck and the ramp into the sunroom.