

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

August 4, 2020 – 8:00 PM meeting

2020cu016 – August 4, 2020

Prepared by Richard Haugen

Applicant/Owner: Ray Konz, 909 S. Parkview Blvd, Brandon, SD 57005

Site Address: 720 S Lake Hendricks Drive, Hendricks, MN 56136

Legal Description: “Lot 7 Point Clara Addition in SW ¼ of Section 22, T112N, R47W (Lake Hendricks Township)”.

Brookings County Zoning Ordinance-Article IV District Requirements: Chapter 4.03 “LP” Lake-Park District: Section 4.03.02 Conditional Uses Permit # 6: Accessory buildings with a side-wall greater than fourteen (14) feet or more than 2,000 square feet and used accessory buildings greater than 120 square feet.

2020cu016: Ray Konz has applied for Lake-Park District conditional use to move in a used 24’ x 36’ garage with a 9’ sidewall. The used garage is located at his neighbor’s directly to the east of him. He is proposing attaching the garage to the southeast corner of his house. The garage was built in 2011. The applicant is also applying for variance 2020var009 to be closer to the side property line.

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

The public notices were published in the Brookings Register on July 21 and 28, 2020 and Hendricks Pioneer on July 22 and 29, 2020.

JUL 6 2020

APPLICATION FOR CONDITIONAL USE PERMIT

BROOKINGS COUNTY DEVELOPMENT

Date of Application: July 6, 2020

Permit Number: 2020cu016

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 Conditional Use to the Brookings County Zoning Regulations for the purpose of:

Moving a 24'x36' Frame Car Garage, from Ave Axelsen's
lot located at (719 S. Lake Hendricks Dr) to my lot, 40 ft
away at (720 S. Lake Hendricks Dr.)

B.) Section(s) of Zoning Regulations authorizing Conditional Use:

Article IV District Reg.: Ch 4.03 "LP" Lake-Park
District: Section 4.03.02 Cond. Use Permit #6:
Free Bldg with sidewall greater than 14' or more
than 2,000 sq ft & used accessory bldg greater
than 120 sq ft.

C.) Legal Description of Property:

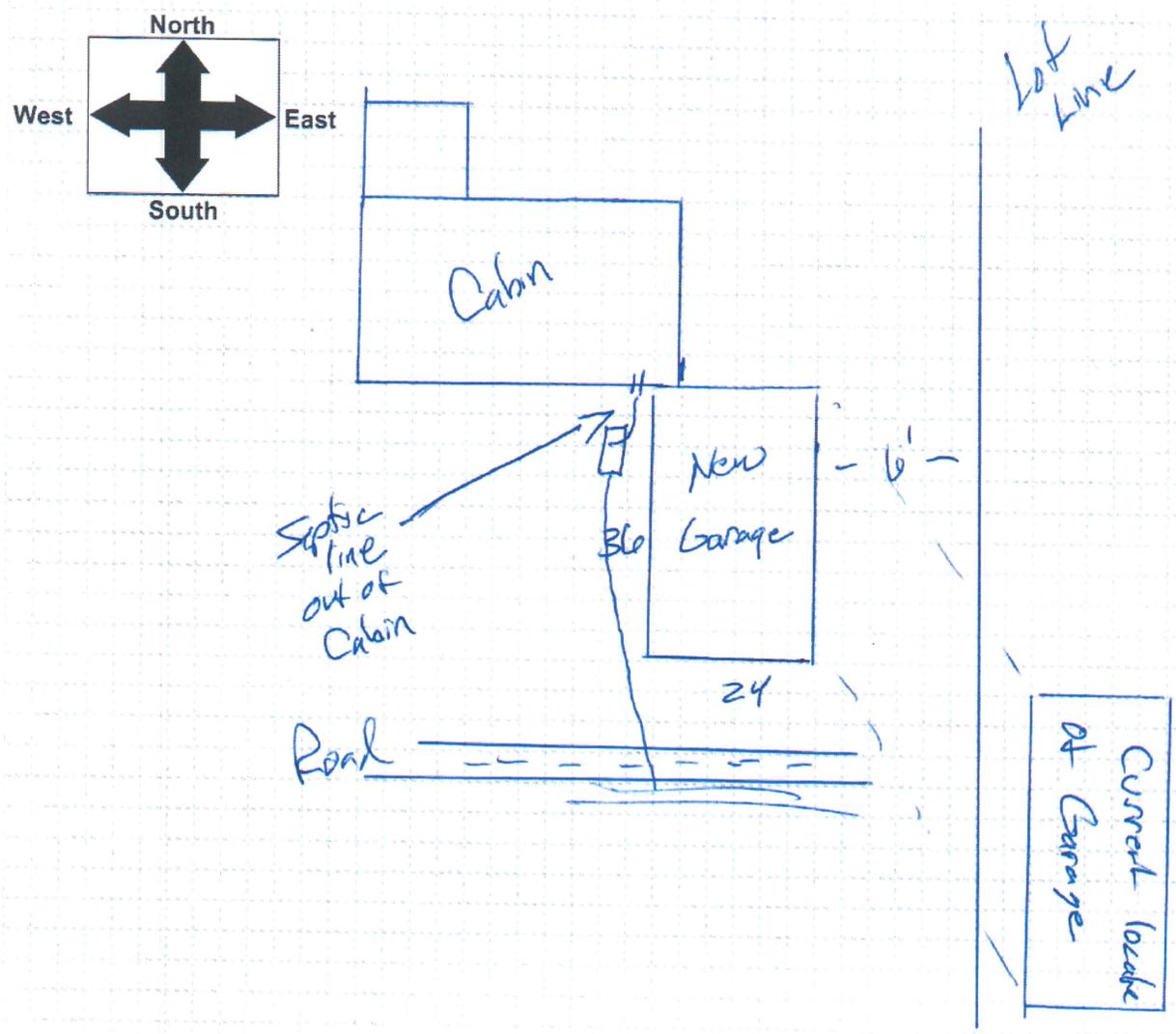
Point Clara Addn. Lot 7 in SW 4^y
Sec 22-112-47 Brookings County SD
Parcel ID 092751124722360

20204016 + 2020VAR 009

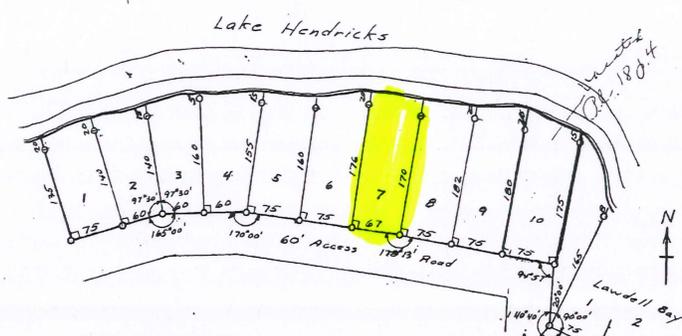
SKETCH

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.

Lake



Brookings Addition
 Government Lot 3 of Section 22,
 T 112 N, R 47 W of the 5th P.M.
 Brookings County South Dakota
 Scale 1" = 100' November 17, 1975



SURVEYOR'S CERTIFICATE

State of South Dakota) ss
 County of Brookings)

This is to certify that I, Emory E. Johnson, a registered land surveyor in the State of South Dakota, did on and before November 17, 1975, at the request of Reuben Haffner, the owner, make a survey and plat a tract of land described as a part of Government Lot 3, Section 22, T 112 N, R 47 W of the 5th P.M. in Brookings County, South Dakota. The land so surveyed and platted being that shown on the accompanying plat as ~~Lot 7~~ ^{Point Clara} Addition in Government Lot 3 of Section 22, T 112 N, R 47 W of the 5th P.M. This plat correctly shows the results of this survey.

Emory E. Johnson
 Emory E. Johnson
 Registered Land Surveyor

State of South Dakota) ss
 County of Brookings)

On this the 19th day of November, 1975, before me, L. J. Larson, the undersigned officer, personally appeared Emory E. Johnson, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand and official seal.
L. J. Larson
 Notary Public

My commission expires February 10, 1977.

OWNER'S CERTIFICATE

State of South Dakota) ss
 County of Brookings)

This is to certify that we, Reuben L. Haffner and Rose A. Haffner, are the owners of a tract of land described as Government Lot 3 of Section 22, T 112 N, R 47 W of the 5th P.M. in Brookings County, South Dakota, and referred to in the accompanying Surveyor's Certificate, and that it is free of any encumbrance. We further certify that we requested Emory E. Johnson, a registered land surveyor, to survey and plat a part of this land and we hereby approve this survey and plat.

The portion so platted shall hereafter be designated as ^{Point Clara} Addition in Government Lot 3 of Section 22, T 112 N, R 47 W of the 5th P.M. as is shown on this plat.

Reuben L. Haffner
Rose A. Haffner
 Owners

State of South Dakota) ss
 County of Brookings)

On this 20th day of November, 1975, before me, *Arthur Krasicki*, the undersigned officer, personally appeared Reuben L. Haffner and Rose A. Haffner, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained.

Arthur Krasicki
 Notary Public

My commission expires Sept 27, 1981.

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

It was moved by *Arthur Nielsen*, and seconded by *James Peterson*, and motion carried, that the plat as shown hereon and as described on the accompanying plat and certificate of ~~Emory E. Johnson~~ ^{Point Clara} Addition in Government Lot 3 of Section 22, T 112 N, R 47 W of the 5th P.M. be approved and accepted and the County Auditor is hereby instructed to endorse on such plat a copy of this resolution and to certify the same.

I, *Anna Schuttz*, County Auditor of Brookings County, hereby certify that the accompanying plat was approved and accepted by the Board of County Commissioners at its meeting of December 3, 1975.

Anna Schuttz
 County Auditor

TREASURER'S CERTIFICATE

State of South Dakota) ss
 County of Brookings)

I, *Samuel Hanna*, Treasurer of Brookings County, South Dakota hereby certify that all the taxes which are liens upon any of the property included in the accompanying plat of ~~Emory E. Johnson~~ ^{Point Clara} Addition in Government Lot 3 of Section 22, T 112 N, R 47 W of the 5th P.M. have been paid according to the records in the Treasurer's Office.

Dated at Brookings, South Dakota this 12 day of Dec, 1975.

Samuel Hanna
 County Treasurer

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, *Edward Miller*, Director of Equalization, hereby certify that I have received a copy of the accompanying plat of ^{Point Clara} Addition in Government Lot 3 of Section 22, T 112 N, R 47 W of the 5th P.M. according to the laws of the State of South Dakota.

Edward Miller
 Director of Equalization

OFFICE OF REGISTER OF DEEDS

50018

Filed for record this 2nd day of April, 1976, A.D. at 3:30 P.M. and recorded in Book of Plats 11 on page 39 therein.

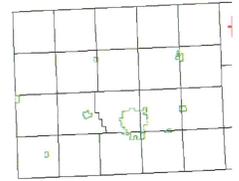
By *Anna C. Stearns*
 Register of Deeds

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2020 cu 01b + 2020 var 009



Overview



Legend

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

Parcel ID	092751124722360	Alternate ID	n/a	Owner Address	KONZ, RAYMOND ET AL
Sec/Twp/Rng	22-112-47	Class	NAC		909 PARKVIEW BLVD
Property Address	720 S LAKE HENDRICKS DR HENDRICKS	Acreage	n/a		BRANDON SD 57005
District	0910A				
Brief Tax Description	POINT CLARA ADDN, LOT 7 IN SW 1/4 OF SEC 22-112-47, 67' X 173' (Note: Not to be used on legal documents)				

Date created: 6/23/2020
Last Data Uploaded: 6/23/2020 8:07:21 AM

Developed by Schneider
GEOSPATIAL

Used 24' x 36' x 9' garage to be moved to his property. The garage is currently at his adjoining neighbor.



Looking north towards proposed garage location



Raymond Konz- 2020cu016 & 2020var009



Wheel at southeast corner of house and west edge of proposed attached garage, 2' from septic line oin



Looking north, wheel at east end of proposed garage 6' from property line.

Looking west, wheel at east end of proposed garage.



Looking west, wheel at south end of proposed garage,



Looking north, wheel at 36' from house and 6' from property line.



Looking north towards applicant's house and proposed moved in garage.

