

## BROOKINGS COUNTY DEVELOPMENT

Planning, Zoning and Drainage / Emergency Management

Brookings City & County Government Center

520 3<sup>rd</sup> Street, Suite 200

BROOKINGS, SOUTH DAKOTA 57006

(605)-696-8350

E-Mail: [zoning@brookingscountysd.gov](mailto:zoning@brookingscountysd.gov)

Brookings County Board of Adjustment

September 1, 2020– 8:00 PM meeting

# 2020var012 – September 1, 2020

Prepared by Richard Haugen

Applicant/Owner: Matthew Lounsbery, 816 Pamela Dr, Brookings, SD 57006

Site: 8948 Bortnem Beach Rd, Volga, SD 57006

Legal Description: “Lot 10 & W½ Lot 11 in Bortnem Beach Addition of Govt Lots 3 and 4 in Section 32, T109N, R50W (Medary Township)” ~~ located at 8948 Bortnem Beach Rd, Volga, SD 57071.

*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 and Minimum Side Yard). The Lake Park – Lake Front setbacks are 75 feet from the highest known watermark.*

2020var012: Matthew Lounsbery has applied for a variance to build a 10’ x 23’ deck with the support post 19 feet from the highest known water mark, a variance of 56 feet. The Lake Park – Lake Front setbacks are 75 feet from the high water mark. The deck will be in line with other structures along lake and will not obstruct the view along the lake. The deck will meet the side setback of 8 feet. The cabin was built in 2003 and a variance granted to the previous owner.

Things to consider: 1) Bortnem Beach Subdivision was platted on June 17, 1961.

2) Shape and size of lot.

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 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.”*

2020var012

Staff Report

September 1, 2020

Letters were sent to the adjoining landowners, Medary Township Chairman and Clerk.  
Public notices were published in the Brookings Register on August 18 and 25, 2020 and  
Volga Tribune on August 20 and 27, 2020.

APPLICATION FOR VARIANCE  
TO  
ZONING REGULATIONS

JUL 29 2020

BROOKINGS  
COUNTY DEVELOPMENT

Date of Application: July 29, 2020

Variance Number: 2020VAR012

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:

Building a 10' x 23' deck on the front of the house (East side).  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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).  
\_\_\_\_\_  
\_\_\_\_\_

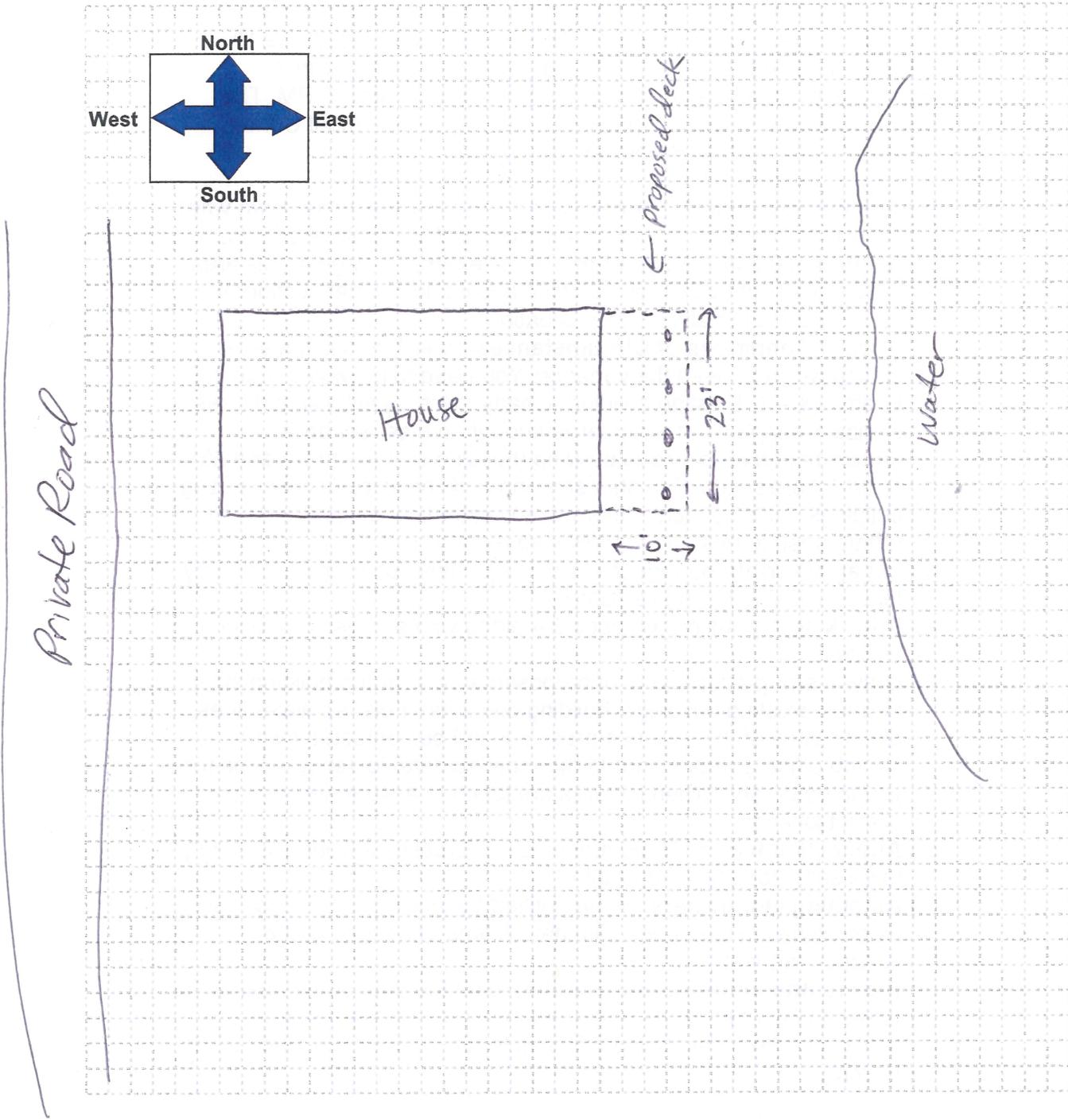
C.) Special conditions and circumstances that exist which are peculiar to the land, structure, or buildings in the same district: that literal interpretation of the provisions of this regulation would deprive the applicant of rights commonly enjoyed by other properties in the same district under terms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

Set back requirements have changed since house was built.  
Neighbors decks are as close to high water mark as I would  
like to build my deck.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2020 var 012

**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.



2020 var 012

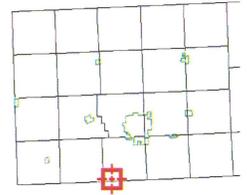


Beacon™

Brookings County, SD



Overview



Legend

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

Parcel ID	120251095032218	Alternate ID	n/a	Owner Address	LOUNSBERY, MATTHEW
Sec/Twp/Rng	32-109-50	Class	NACS		816 PAMELA DR
Property Address	8948 BORTNEM BEACH RD	Acreage	n/a		BROOKINGS SD 57006
	VOLGA				
District	12014A				
Brief Tax Description	BORTNEM BEACH ADDITION IN GOVT LOTS 3 & 4 LOT 10 & W 1/2 LOT 11				
	(Note: Not to be used on legal documents)				

Date created: 7/29/2020  
 Last Data Uploaded: 7/29/2020 8:05:54 AM

Developed by Schneider  
 GEOSPATIAL

Looking east from Bortnem Beach Road.



Looking north, wheel at 8 ft from house, 19 ft from high water mark.



2020var012: Matthew A. Lounsbery.

Looking south, wheel at 8 feet from house, 19 feet from high water mark.



Looking north wheel at highwater mark.

