

## 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

# 2020var013 – September 1, 2020

Prepared by Richard Haugen

Applicant/Owner: Loren Hacker, 113 Lac Qui Parle Ave N, Canby, MN 56220

Site Address: 751 E Lake Hendricks Drive, Hendricks, MN 56136

Legal Description: “Lot 1 Charles Cove Addition in the SW1/4 of Section 22, T112N, R47W (Lake Hendricks Township).”

*Brookings County Zoning Ordinance: Article IV District Requirements: Chapter 4.03 “LP” Lake-Park District: Section 4.03.03. Density, Area and Yard Regulation (Side yard).*

2020var013: Loren Hacker has applied for a variance to build a 24' x 27' garage with a 9' sidewall, 4 feet from the side property line, a variance of 4 feet. The required setback is 8 feet from the side property line. The proposed garage will be attached to the 20'x20' existing garage.

Things to consider: 1) Location of exiting buildings; 2) Charlie's Cove was platted on April 2, 1976.

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.”*

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

The public notices were published in the Brookings Register on August 18 and 25, 2020.

2020var013

Staff Report

September 1, 2020

RECEIVED

APPLICATION FOR VARIANCE  
TO  
ZONING REGULATIONS

AUG - 3 2020

Date of Application: July 31, 2020

Variance Number: 2020 var 013  
BROOKINGS COUNTY DEVELOPMENT  
2020 var 013

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:

Construction of a 24' x 27' garage AND a  
60' tile line.

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

(Side yard setback of 8')  
Allowing a 4' setback.

Article 14 District Reg.: Chapter 4.03 "LP" Lake Park District:  
Section 4.03.03. Density, Area + Yard Reg. (Min. Side Yard).

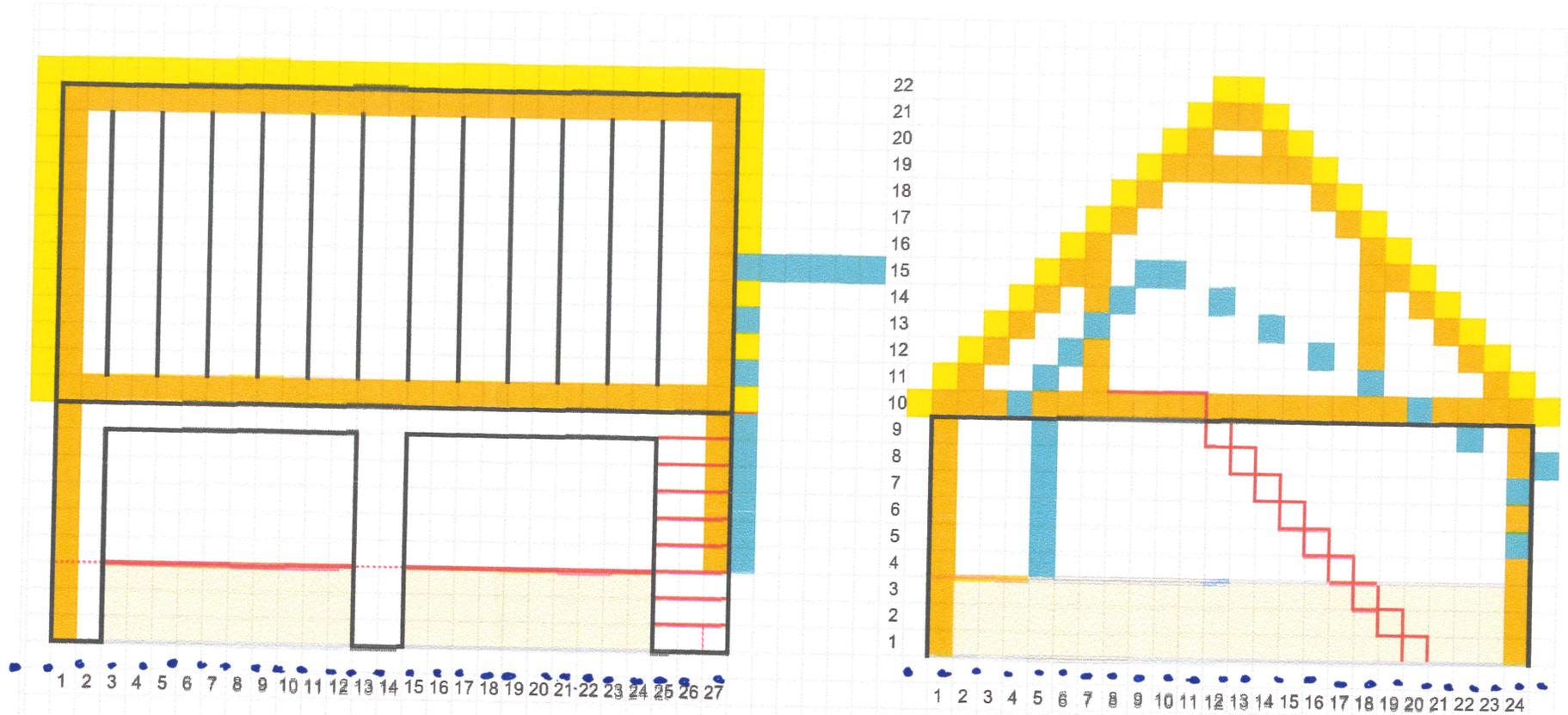
C.) Special conditions and circumstances that exist which are peculiar to the land, structure, or buildings in the same district: that literal interpretation of the provisions of this regulation would deprive the applicant of rights commonly enjoyed by other properties in the same district under terms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

An existing shed is located 8' from the side yard property  
line. To allow the roof/eaves of the proposed garage  
to cover the valley created by attaching the shed's  
existing roof. The narrow width of the lot makes  
construction difficult between the 8' side yard  
setbacks. A drain tile will be placed along the  
back wall AND side to help the excessive run off  
from the steep hill.



Aerial Map off Brookings County Website  
 Red Lines ADDED to show estimated distances.

South

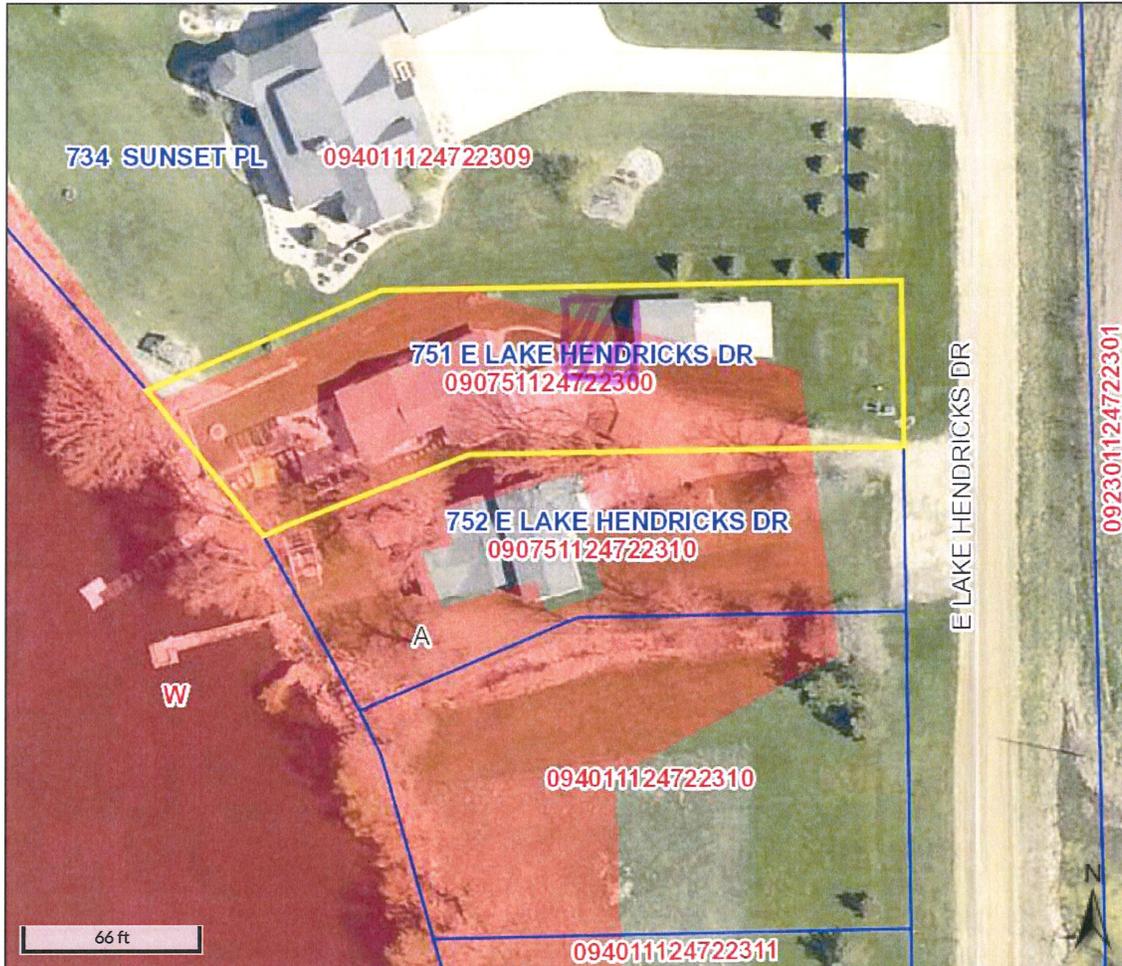


South looking north view

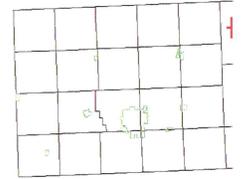
Cross section view looking east

- Proposed garage roof line
- Proposed garage rafters - construction
- Proposed garage wood foundation on concrete footings - 3 ft. to 1 ft. of soil excavated on north & east sides
- Proposed garage concrete floor - 3 ft. lower than existing elevation
- Existing north elevation - 3 ft. excavation to proposed new garage floor
- Existing shed roofline - profile
- Existing shed concrete floor -2.5 ft. higher than new concrete
- ..... Drainage Tile Line

2020 VAR 013 Floodplain 2008



Overview



Legend

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

Parcel ID	090751124722300	Alternate ID	n/a	Owner Address	HACKER, LOREN L ET UX
Sec/Twp/Rng	22-112-47	Class	NAC		113 LAC QUI PARLE AVEN
Property Address	751 E LAKE HENDRICKS DR HENDRICKS	Acreage	n/a		CANBY MN 56220
District	0910A				
Brief Tax Description	CHARLIES COVE ADDN LOT 1 IN SW 1/4 SEC 22-112-47 60' X 250'				
	(Note: Not to be used on legal documents)				

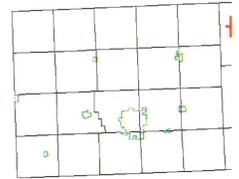
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Developed by Schneider  
GEOSPATIAL

2020 VAR 013



Overview



Legend

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

Parcel ID 090751124722300  
Sec/Twp/Rng 22-112-47  
Property Address 751 E LAKE HENDRICKS DR  
HENDRICKS

Alternate ID n/a  
Class NAC  
Acreage n/a

Owner Address HACKER, LOREN L ET UX  
113 LAC QUI PARLE AVEN  
CANBY MN 56220

District 0910A  
Brief Tax Description CHARLIES COVE ADDN LOT 1 IN SW 1/4 SEC 22-112-47 60' X 250'  
*(Note: Not to be used on legal documents)*

Date created: 8/20/2020  
Last Data Uploaded: 8/20/2020 8:08:03 AM

Developed by 

Looking west from driveway.



Looking west, wheel at 8 feet setback from storage shed.



2020var013: Loren Hacker.

Wheel at 4 feet setback from side property line for proposed garage.



Looking south, wheel at northwest corner of proposed garage.



Looking north, wheel at northwest corner of proposed garage.



Looking west, wheel at south west corner of proposed garage.



Looking north wheel at south west corner of proposed garage.



Wheel at southwest corner of proposed garage with out variance.

