

BROOKINGS COUNTY DEVELOPMENT

Planning, Zoning and Drainage / Emergency Management

Brookings City & County Government Center

520 3rd Street, Suite 200

Brookings, SD 57006

(605) 696-8350

E-Mail: zoning@brookingscountysd.gov

Brookings County Board of Adjustment

September 1, 2020 – 8:00 PM meeting

2020var014 – September, 2020

Prepared by Richard Haugen

Applicant: Brandon and Chelsea (DeKnikker) Bak, 632 W 32nd St S, Brookings, SD 57006.

Legal Description: “Outlot 1 in the SW1/4 of the SE1/4 of Section 3, T109N, R50W (Medary Township)” ~~ located at 632 W 32nd St S, Brookings, SD 57006.

Brookings Joint Jurisdiction Area Area: Article IV: Agricultural, Residential and Floodplain and Aquifer Districts. Section 405. Agricultural District “A. Section 409.2 Front Yard: The minimum depth of the front yard shall be one hundred (100) feet.

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.”

2020var014: Brandon and Chelsea have applied for a variance to build a residential addition that requires an area 36 feet x 36 feet, 107 feet from the center of 32nd Street S a variance of 26 feet. The required setback is 133 feet from the center of 32nd Street S, a Medary Township road. The property is located in the 3-Mile Brookings City/Brookings County Joint Jurisdiction area and falls under the Joint City/County Ordinance and setback requirements.

Things to consider are: 1) shape and size of lot; 2) existing house was built in 1930 to prior to current setback requirements; 3) property was platted on November 9, 1972.

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

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

2020var014

Staff Report

September 1, 2020

RECEIVED

APPLICATION FOR VARIANCE
TO
ZONING REGULATIONS

AUG - 5 2020

BROOKINGS
COUNTY DEVELOPMENT

Date of Application: 5 Aug 2020

Variance Number: 2020VAR 014

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:

Allowing us to build an addition to our existing home. The addition puts our southern most wall at 110 feet from the center of 32nd St. South. The dimensions of the new addition are a total of 36' by 36'

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

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. and Brookings Joint

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.

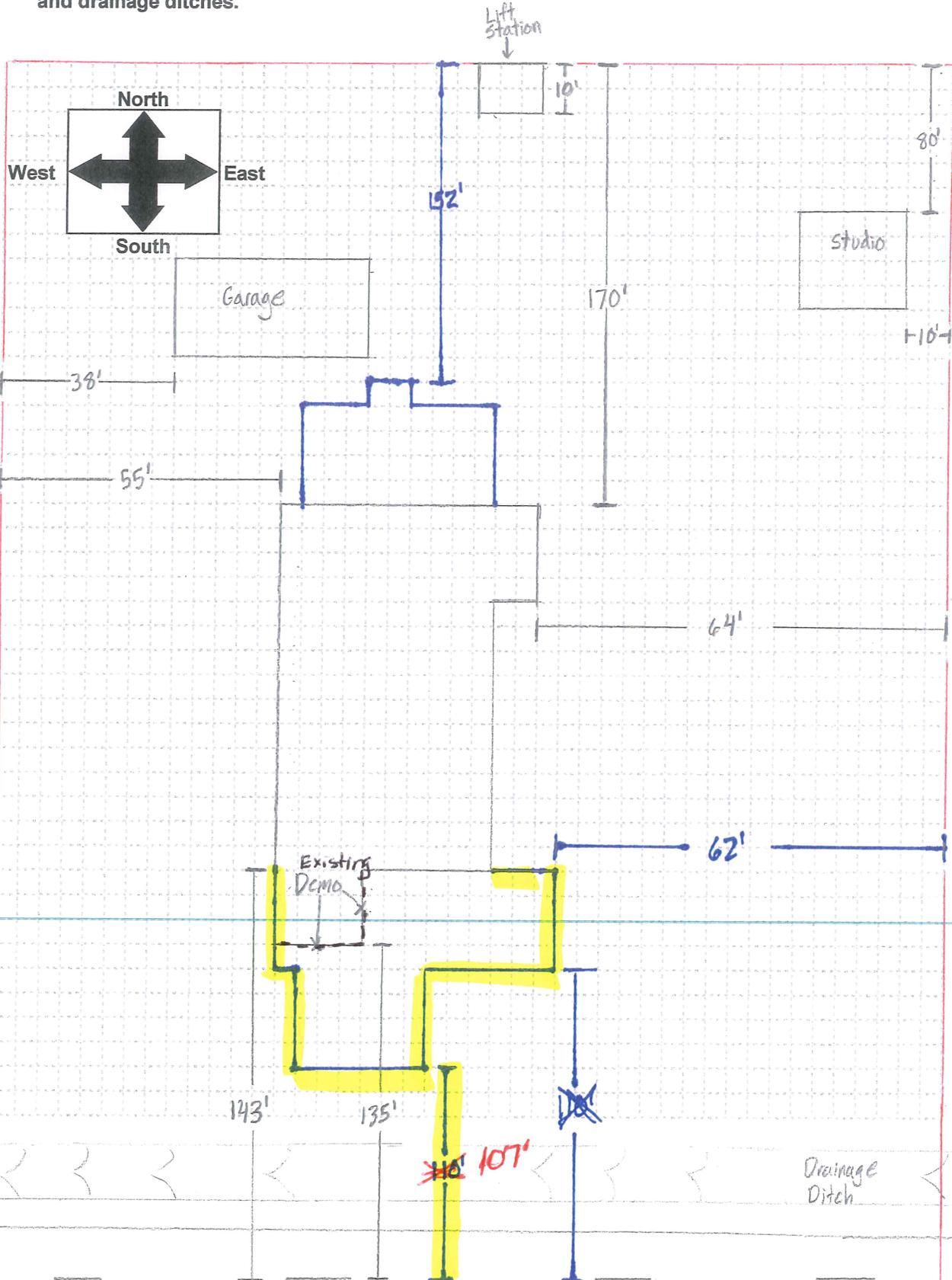
The location of the existing house, prevents along with the size of the lot, prevents us from meeting the required 133' of space between the house and the center of the road. With the existing structures that are in place, we cannot make any other adjustments to the floor plan to allow us to meet the 133 foot requirement.

2020 VAR 014

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.

- - Existing
- - New
- - Property Line

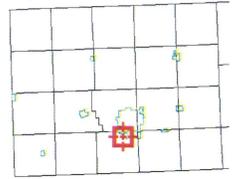


32nd St. South

2020 VAR 014



Overview



Legend

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

Parcel ID	122401095003400	Alternate ID	n/a	Owner Address	DEKNIKKER, CHELSEA J
Sec/Twp/Rng	3-109-50	Class	NACS		632 W 32ND ST S
Property Address	632 W 32ND ST S	Acreage	n/a		BROOKINGS SD 57006
	BROOKINGS				
District	1201				
Brief Tax Description	OL 1 IN SW 1/4 SE 1/4 SEC 3-109-50 1.25 ACRES				
	(Note: Not to be used on legal documents)				

Date created: 8/6/2020
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Developed by Schneider
 GEOSPATIAL

Looking north from driveway.



Looking east from driveway on 32nd St (215th St).



2020var014: Brandon & Chelsea(DeKnikker) Bak.

Looking west from driveway on 32nd St (215th St).



Looking north, wheel at 107 feet from center of 32nd St (215th St).



Looking west, wheel at south side of proposed addition, 107 feet from center of 32nd St (215th St).



Looking east, wheel at south side of proposed addition, 107 feet from center of 32nd St (215th St)

