

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

September 1, 2020 – 8:00 PM meeting

2020var015 – September 1, 2020

Prepared by Richard Haugen

Applicant/Owner: Lisa Boulais, 70 Oakwood Shoreline Dr, Bruce, SD 57220.

Legal Description: "Lot 47 of DeBoer's Lake Tetonkaha West Subdivision in Govt Lot 1,4,5 & 6 in Section 7, T111N, R51W (Oakwood 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).

2020var015: Lisa Boulais, has applied for a variance to build a 16' x 32' detached garage with a 10' sidewall, 2 feet and 5 feet from the side property line, a variance of 6 feet and 3 feet. The required setback is 8 feet from the side property line. The proposed garage will be 9 feet from existing house. The garage will meet the 25 setback from the road.

Things to consider; 1) location of existing buildings; 2) DeBoer's Lake Tetonkaha West Subdivision was originally platted in 1984, and re-platted in June of 2003, when the original road was vacated and relocated.

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 Oakwood Township Chairman and Clerk and the Brookings County Highway Department.

The public notices were published in the Brookings Register on August 18 and 25, 2020 and the Volga Tribune on August 20 and 27, 2020.

2020var015

Staff Report

September 1, 2020

APPLICATION FOR VARIANCE
TO
ZONING REGULATIONS

Date of Application: 8.11.2020

Variance Number: 2020 var 015

RECEIVED

To: Brookings County Board of Adjustment
520 3rd St, Suite 200
Brookings, South Dakota 57006

AUG 11 2020

BROOKINGS
COUNTY DEVELOPMENT

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:

Build 16 x 32 detached garage
10 ft. side walls

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 Reg. (Min. Side
Yards)

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 irregularity of the lot and the
existing house.

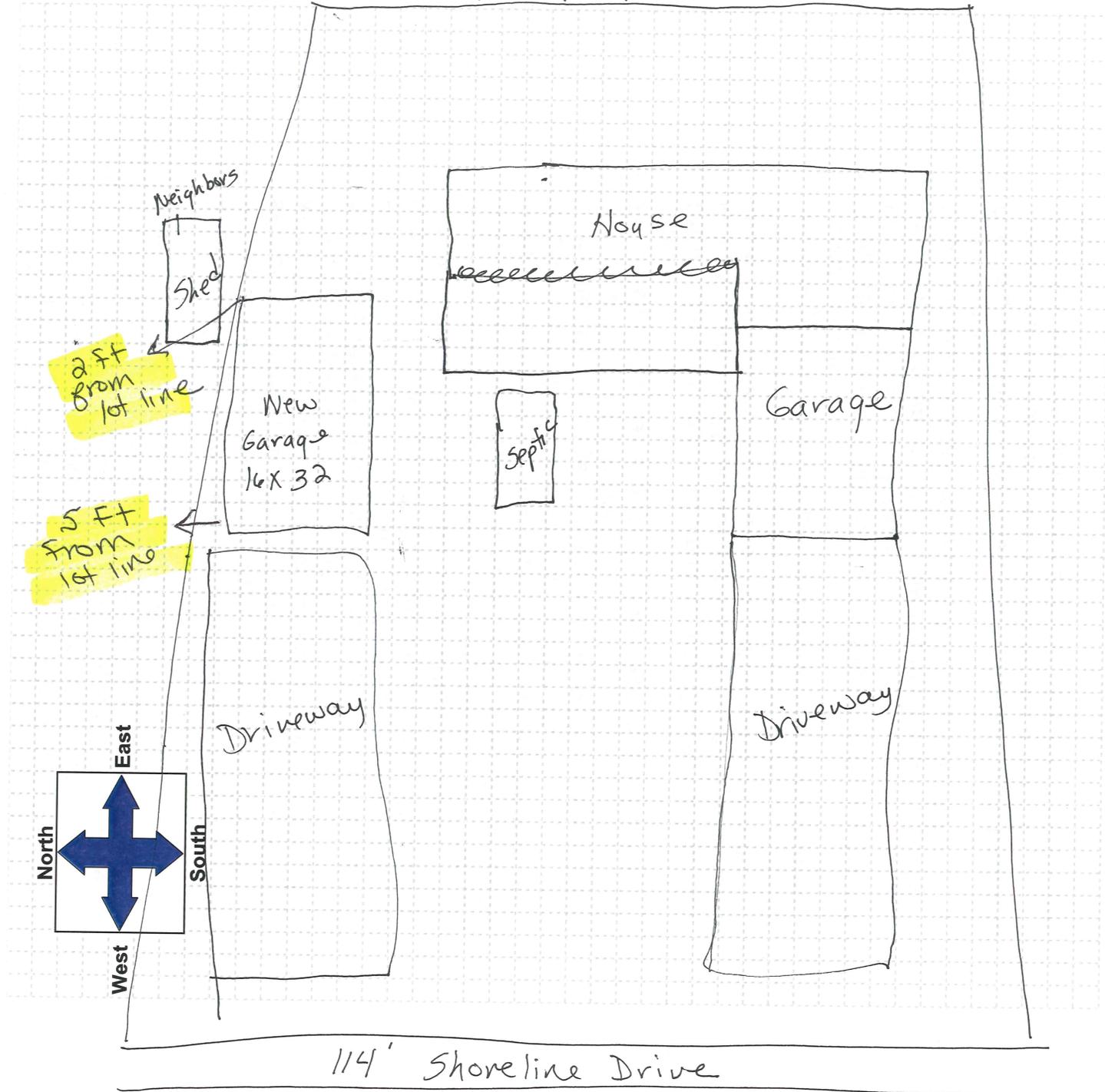
2020VAR015

Lake

100' at lake

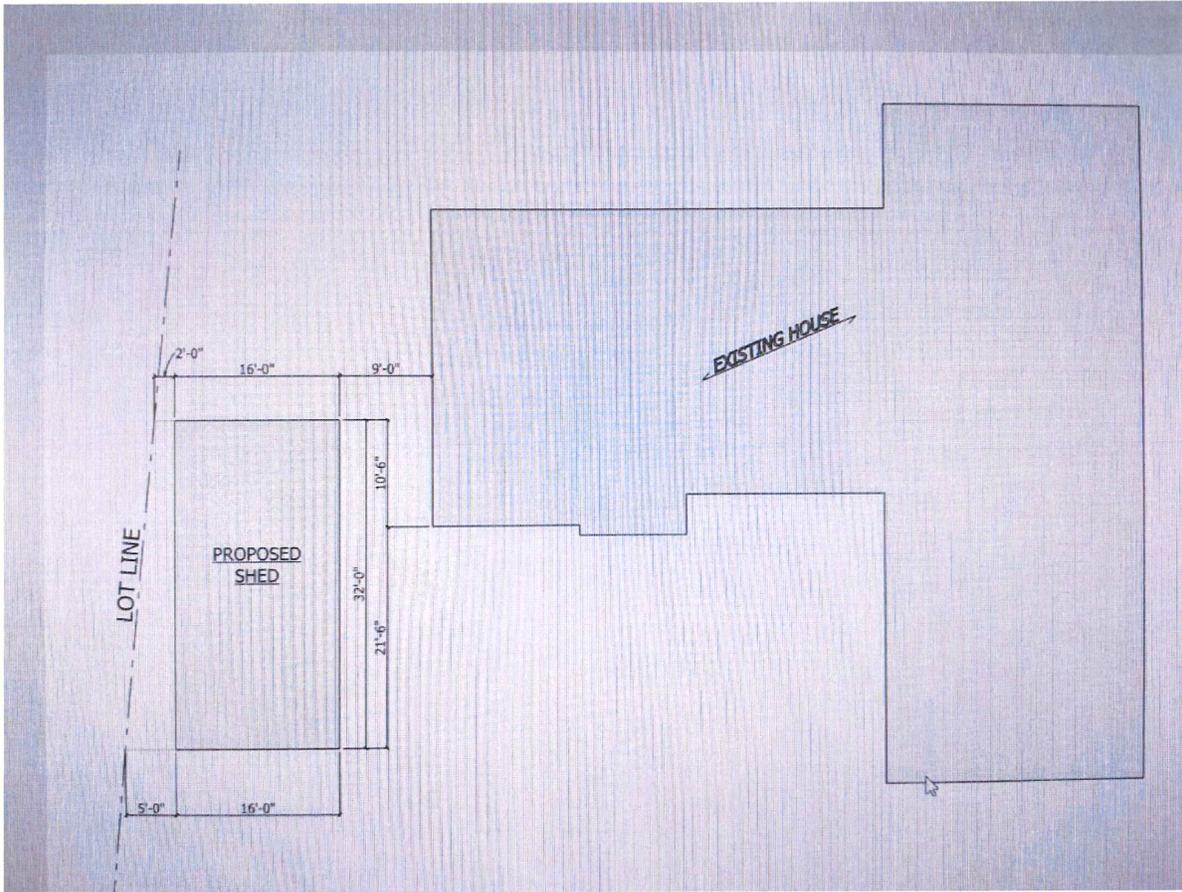
SKETCH

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 015

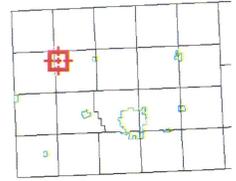
From: Lisa Boulton
To: Richard Lawson
Subject: Attachment.jpg
Date: Tuesday, August 11, 2020 9:02:01 AM



Sent from my iPhone



Overview



Legend

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

Parcel ID	141081115107347	Alternate ID	n/a	Owner Address	BOULAIS, LISA M LIVING TRUST
Sec/Twp/Rng	7-111-51	Class	NACS		70 OAKWOOD SHORELINE DR
Property Address	70 OAKWOOD SHORELINE DR	Acreage	n/a		BRUCE SD 57220
	BRUCE				
District	1409				
Brief Tax Description	DEBOER'S LAKE TETONKAHA WEST SUBDIV LOT 47 IN SW 1/4 SEC 07-111-51 99' X 173'				
	(Note: Not to be used on legal documents)				

Date created: 8/11/2020
 Last Data Uploaded: 8/11/2020 8:06:52 AM

Developed by Schneider
 GEOSPATIAL

Looking east towards the lake from the road.



Wheel at south edge of proposed garage, 9 feet from house.



2020var015: Lisa Boulais

Wheel at north edge of proposed garage, 2 feet from north property line.



Looking east from west property pin. Wheel at north edge proposed garage.



Wheel at east edge of proposed garage.



Existing shed.

Standby generator.

Looking south, wheel at west corner of proposed garage.



Looking east, wheel at southwest corner of proposed garage.

