

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

2020var011 – September 1, 2020

Prepared by Richard Haugen

Applicant: Dave Vanderwal, 1206 N. Samara, Volga, SD 57071

Legal Description: “NW1/4 NW1/4 NW1/4 of Section 14, T110N, R51W (Volga Township)”

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.”

2020var011: Dave Vanderwal has applied for a variance to move in a use residence, 120 feet from the center of Samara Ave (464th Ave), a variance of 30 feet. The required setback is 150 feet from the center of the road. The existing house is becoming structurally unsound and will be removed. The existing house is 111 feet from the center of the road. The proposed used residence will be 120 feet from the center of the road, 9 feet farther back than the current residence. The applicant has a well that is actively being used that is preventing him from meeting the required setback requirement. The used house is being moved off from another farm that they own located at 730 N Samara Ave and that lot will be used for feed or machinery storage. The applicant has all of the adjoining landowner’s signatures as required by the Zoning Ordinance, to move in a used house onto his property.

Things to consider are shape and size of farm yard and location of existing well.

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

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

2020var011

Staff Report

September 1, 2020

RECEIVED

APPLICATION FOR VARIANCE
TO
ZONING REGULATIONS

JUL 24 2020

BROOKINGS
COUNTY DEVELOPMENT

Date of Application: 7/24/2020

Variance Number: 2020 var 011

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:

Moving in used residence. Existing house is
being demolished

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

Article 11:00: Section 11.01 "A" Agricultural District!
Area Regulation #2: Front yard! The minimum
depth of the front yard shall be one hundred (100) feet.
A corner lot will have two front yards.

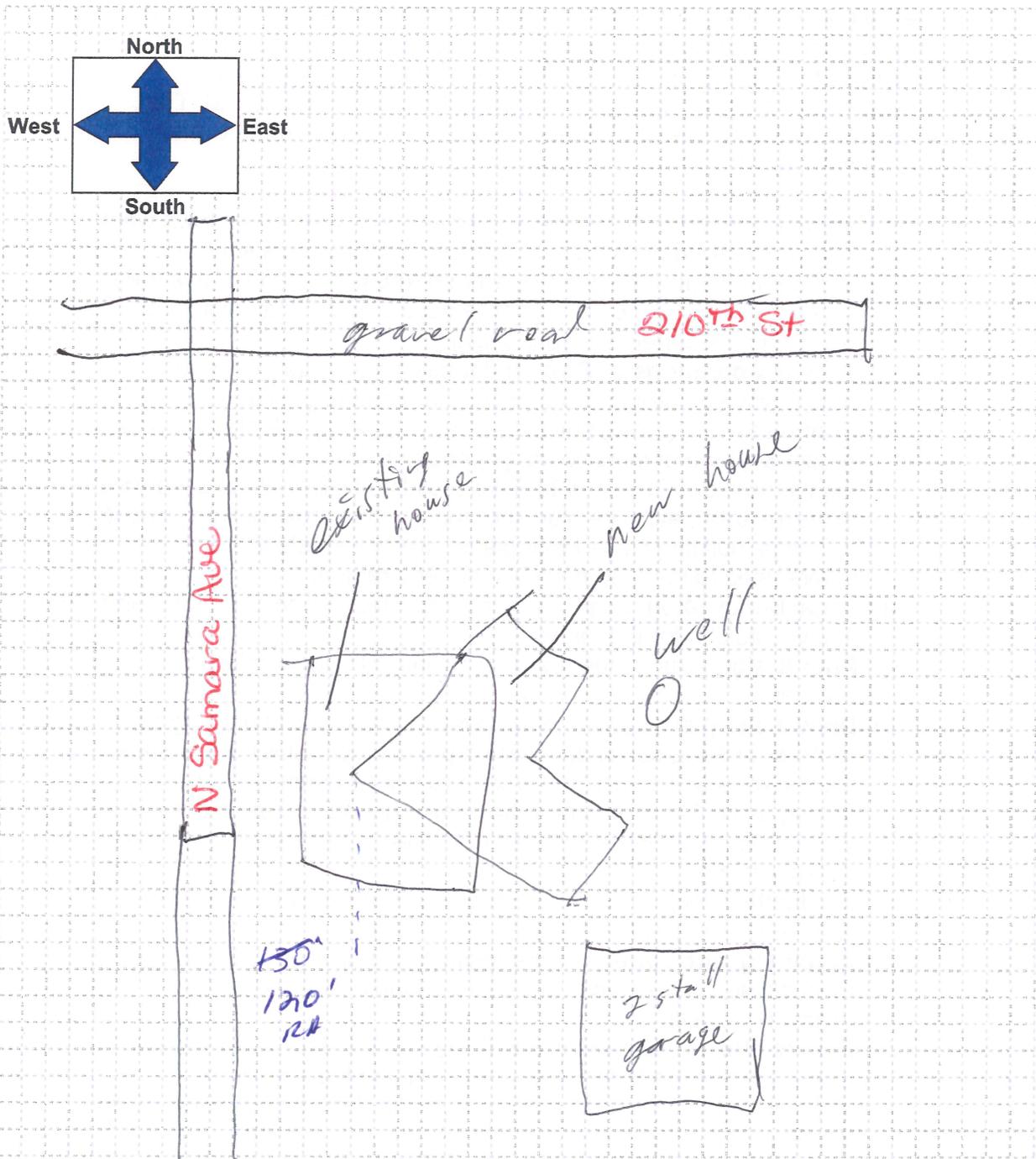
C.) Special conditions and circumstances that exist which are peculiar to the land, structure, or buildings in the same district: that literal interpretation of the provisions of this regulation would deprive the applicant of rights commonly enjoyed by other properties in the same district under terms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

With the shape of the house and location of
entry doors the house needs to sit at an angle
to the existing garage. There is an existing well
that is still used in the way and that prohibits
us from being able to move the house further east.

2020 var 011

SKETCH

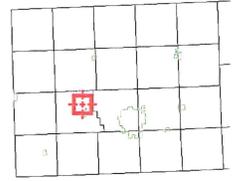
Please draw a sketch of the site. Show both the existing and the proposed structures. Include the location of public roads, septic treatment systems, feedlots, streams, lakes and drainage ditches.



2020 UAR 011 - Existing Residence



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	229801105114200	Alternate ID	n/a	Owner Address	VANDERWAL, EDWARD D ET AL
Sec/Twp/Rng	14-110-51	Class	AGC		511 E 1ST ST
Property Address	1206 N SAMARA AVE	Acreage	10		VOLGA SD 57071
	VOLGA				
District	2205				
Brief Tax Description	NW 1/4 NW 1/4 NW 1/4 OF SEC. 14-110-51 10.00 AC				
	<i>(Note: Not to be used on legal documents)</i>				

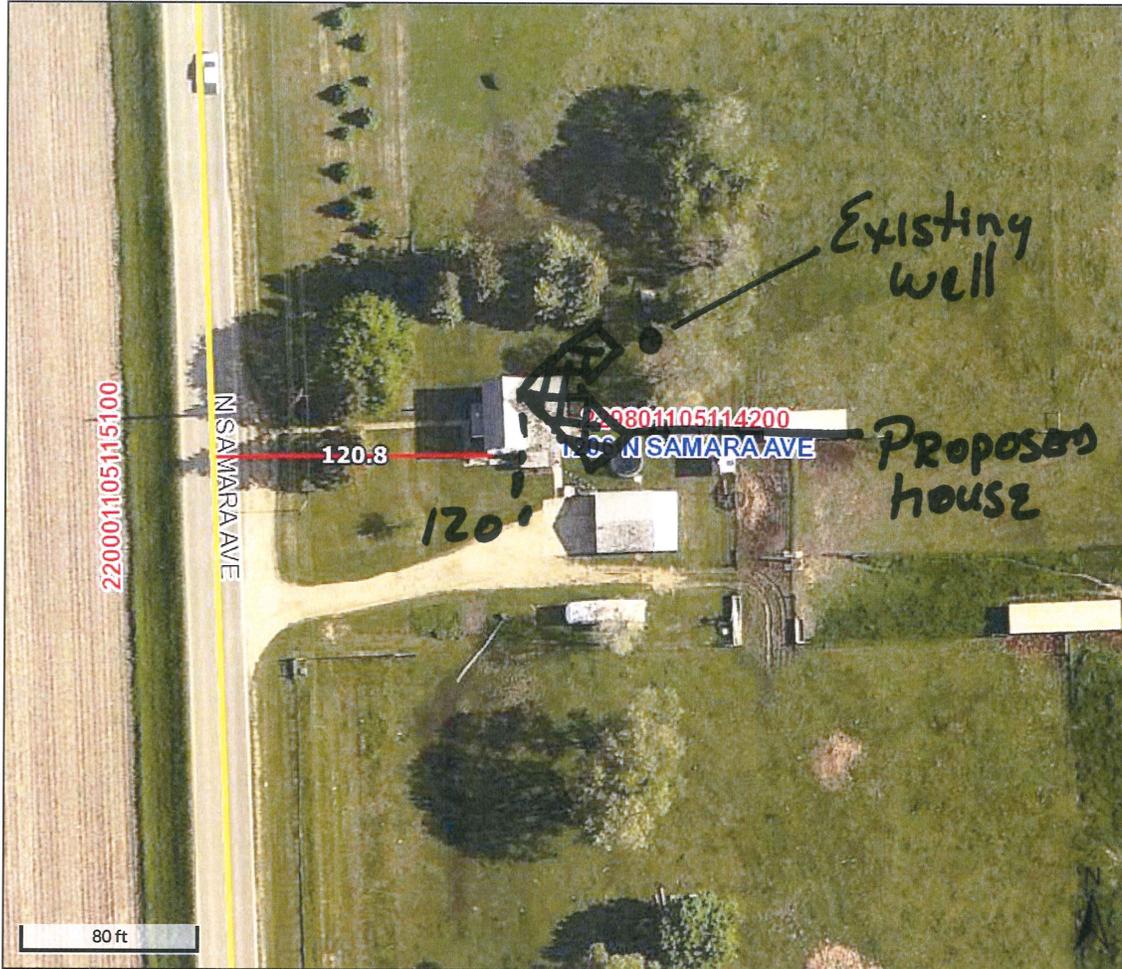
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Developed by Schneider GEOSPATIAL

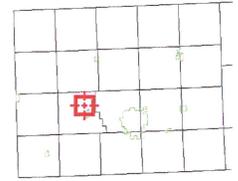
Existing house setback
from the center of
N Samara Ave (464th Ave)



2020 VAPOROLL - Proposed house location



Overview



Legend

- Brookings City Limits
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	<i>(Note: Not to be used on legal documents)</i>				

Date created: 8/21/2020
Last Data Uploaded: 8/21/2020 8:08:35 AM

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Proposed location of used house

120' from the center of N Samara Ave
(Aka - Brkly only 5)
464th Ave

2020 var 011 - House to be moved from 703 N Samara Ave
Volga



Looking north from driveway along N Samara Ave (Cnty # 5, 464th Ave.)

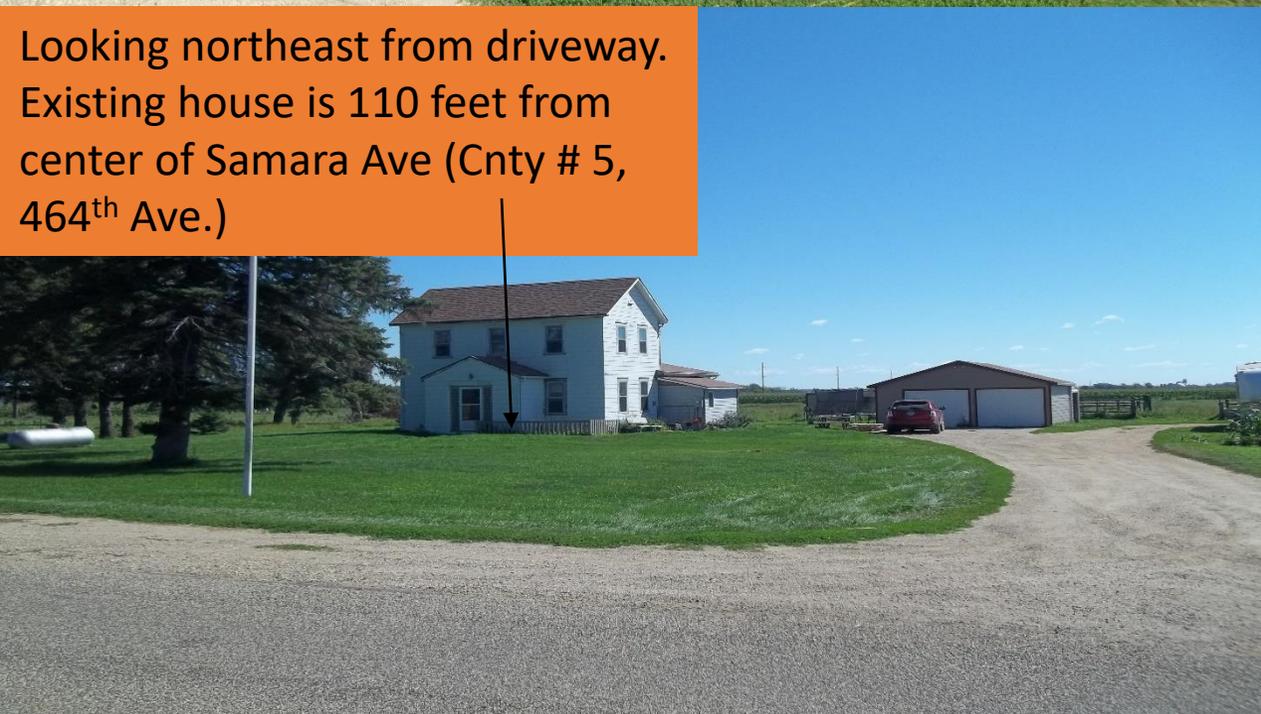


Looking south from driveway along N Samara Ave (Cnty # 5, 464th Ave.)



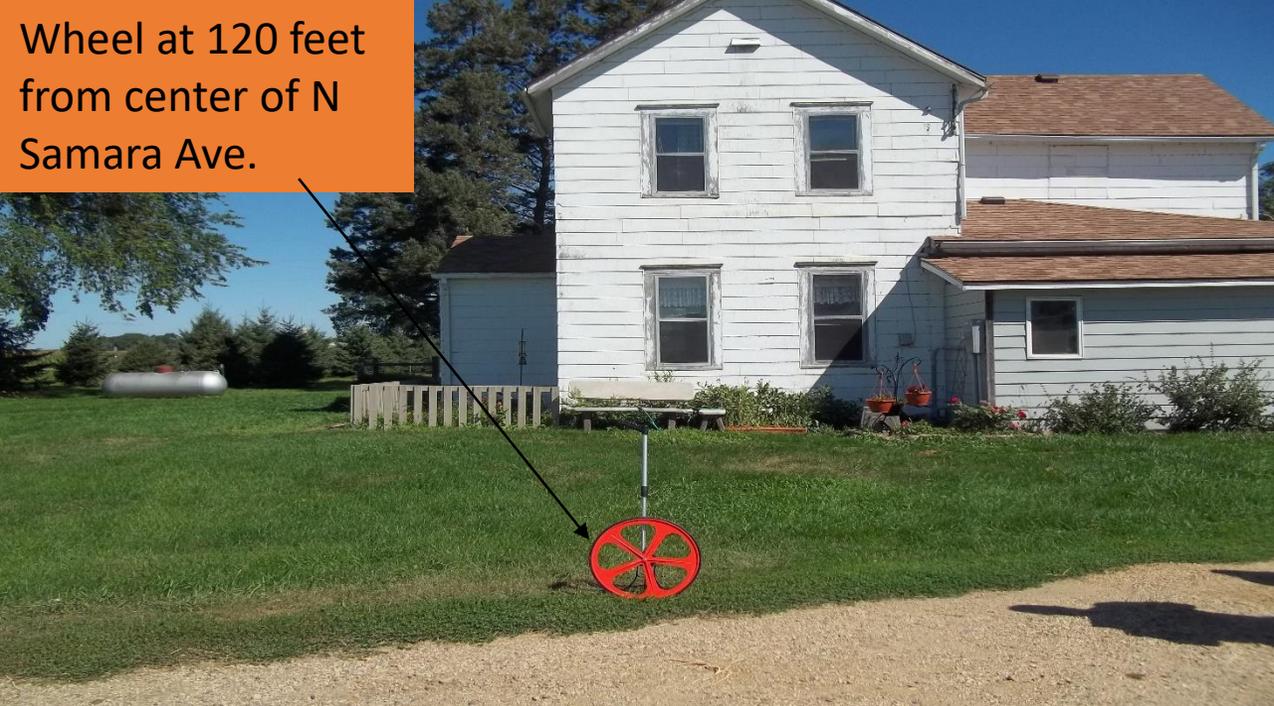
2020var011: Dave VanderWal

Looking northeast from driveway. Existing house is 110 feet from center of Samara Ave (Cnty # 5, 464th Ave.)

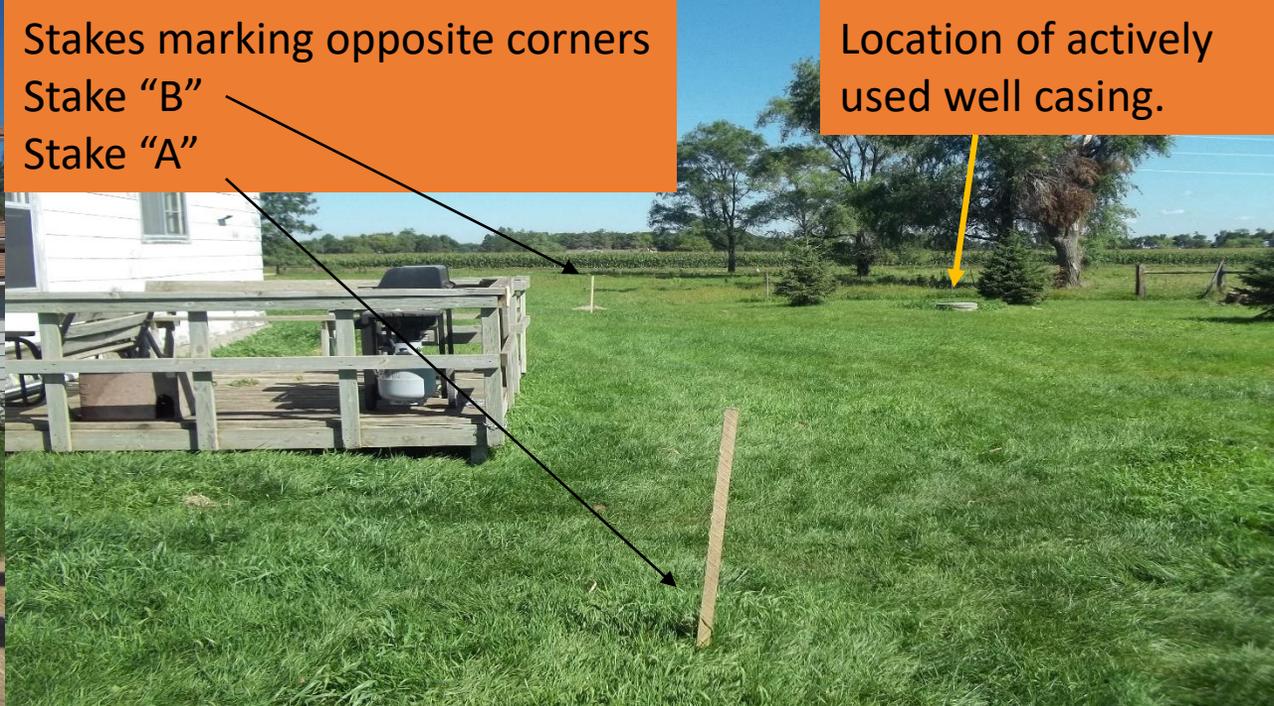


Looking east from driveway.





Wheel at 120 feet from center of N Samara Ave.



Stakes marking opposite corners
Stake "B"
Stake "A"

Location of actively used well casing.