

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: countydevelopment@brookingscountysd.gov

Brookings County/Brookings City Joint Jurisdiction Board of Adjustment
July 1, 2025 – 8:00 PM meeting

2025jjvar001 – July 1, 2025

Prepared by Richard Haugen,

Applicant/Owner: Brandon Bak, 632 W 32nd St S, Brookings, SD 57006.

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

Joint Zoning Ordinance for Brookings County and the City of Brookings: Article III District Regulations: Chapter 3.04 “A” Agricultural Land District: Section 3.04.03. Area Regulations/Easements. 1b. Minimum Rear Yard.

2025jjvar001: Brandon Bak has applied for variance 2025jjvar001 to move in a used 14’ x 20’ storage building to be 1 foot from the rear property line to cover an existing lift station. The exiting building that covered a lift station was 3 feet over the rear property line; both were there when he purchased the property. The property was platted on, November 9, 1972, before there was Zoning in Brookings County and before the Brookings City/Brookings County Joint Jurisdictional Area and ordinance. The original building covering the lift station was in disrepair and was removed by the applicant. The applicant applied for the variance and was waiting for Joint Jurisdiction Board of Adjustment approval, when his contractor had an unexpected opening and was able to move the shed, prior to the board’s approval, now making it an after the fact variance. The applicant has a letter from the adjoining landowner saying they have no objections to the variance request.

Public notices were published in the Brookings Register on June 17 and 24, 2025.
Letters were sent to the adjoining landowner’s, Medary Township Chairman and Clerk.

APPLICATION FOR VARIANCE
TO
"JOINT JURISDICTION" ZONING REGULATIONS

JUN - 2 2025

BROOKINGS
COUNTY DEVELOPMENT

Date of Application: June 2, 2025

Variance Number: 2025jjv04001

To: Joint "Jurisdiction" Board of Adjustment
520 3rd St, Suite 110
Brookings, South Dakota 57006

A.) I/We, the undersigned property owner (s), do hereby petition the Joint Board of Adjustment of Brookings County, South Dakota, to grant a Variance to the Brookings County Zoning Regulations (Joint Jurisdiction) for the purpose of:

I would like to move in an existing 14' by 20' storage shed on to the north edge of my property. This would replace the existing storage shed which was actually sitting on centered on the property line. I would like to position the replacement shed approximately 1 foot (North side of shed) off ~~at~~ south of my north property line. The shed will on a gravel leveled pad and anchored into the ground with screw in anchors.

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

Joint Zoning Ordinance for Brookings Co + City of Brookings;
Article III District Regulations; Chapter 3.04 "A" Ag
Land District; Section 3.04.03 Area Regulations/
Easements. 1 b Nonconforming Lots of Record -
minimum Rear 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.

The reason I need it placed here is to 1. cover the existing lift station that is here which is roughly 3 ft south of my north property line and 2. It allows me to position my shed completely on my property rather than half of it.

D.) Legal Description of Property:

Outlot 1 in SW 1/4 of the SE 1/4 of Section 3,
T109N, R.50W (Medary Township) located at
632 W 32nd St S Brookings, SD 57006
Parcel # 12240-10950-134-00

E.) Time and Date Set for
Hearing before Joint
"Jurisdiction" Board of Adjustment.

July 1st 2025
Date

8:00 P.m
Time

Approved

Rejected

Date

Chairman of Joint "Jurisdiction"
Board of Adjustment

Brandon Bak
Person filing petition – print

B. Bak
Person filing petition – sign

632 W 32nd St S
Address

Brookings
City

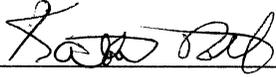
SD
State

57006
Zip Code

(605) 570-6071 (Brandon)
Telephone
(605) 860-1306 (Chelsea)

A variance that is granted and not used within three (3) years will be considered invalid.

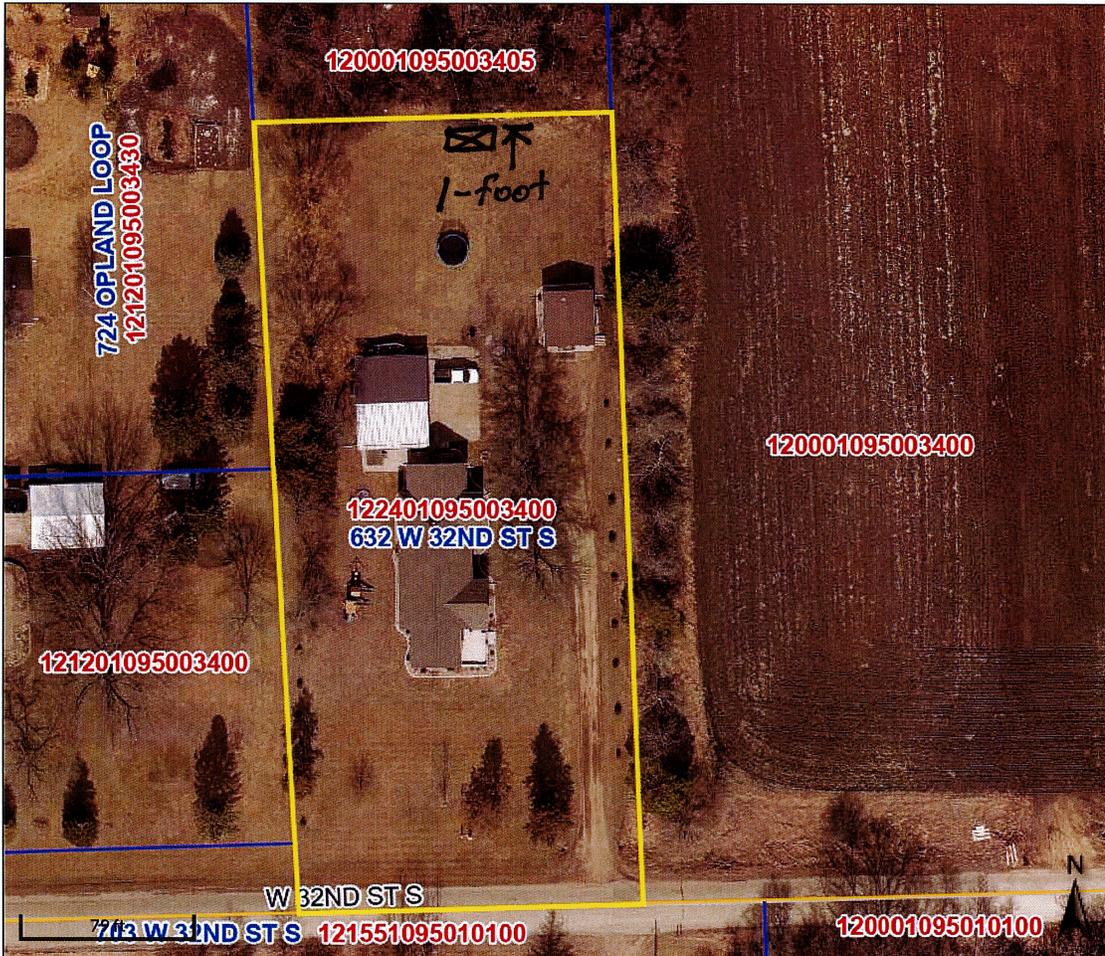
I, Kathy Roth, give permission to Brandon Bak to place a storage shed 1 foot from my property line.

Signature:  Date: June 19 2025

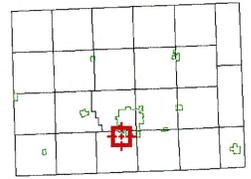
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JUN 20 2025

BROOKINGS
COUNTY DEVELOPMENT



Overview



Legend

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

Parcel ID	122401095003400	Alternate ID	n/a	Owner Address	BAK, CHELSEA ET VIR
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: 6/19/2025

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2025jjvar001 - Brandon Bak - July 1, 2025



Existing
building
over
property line,

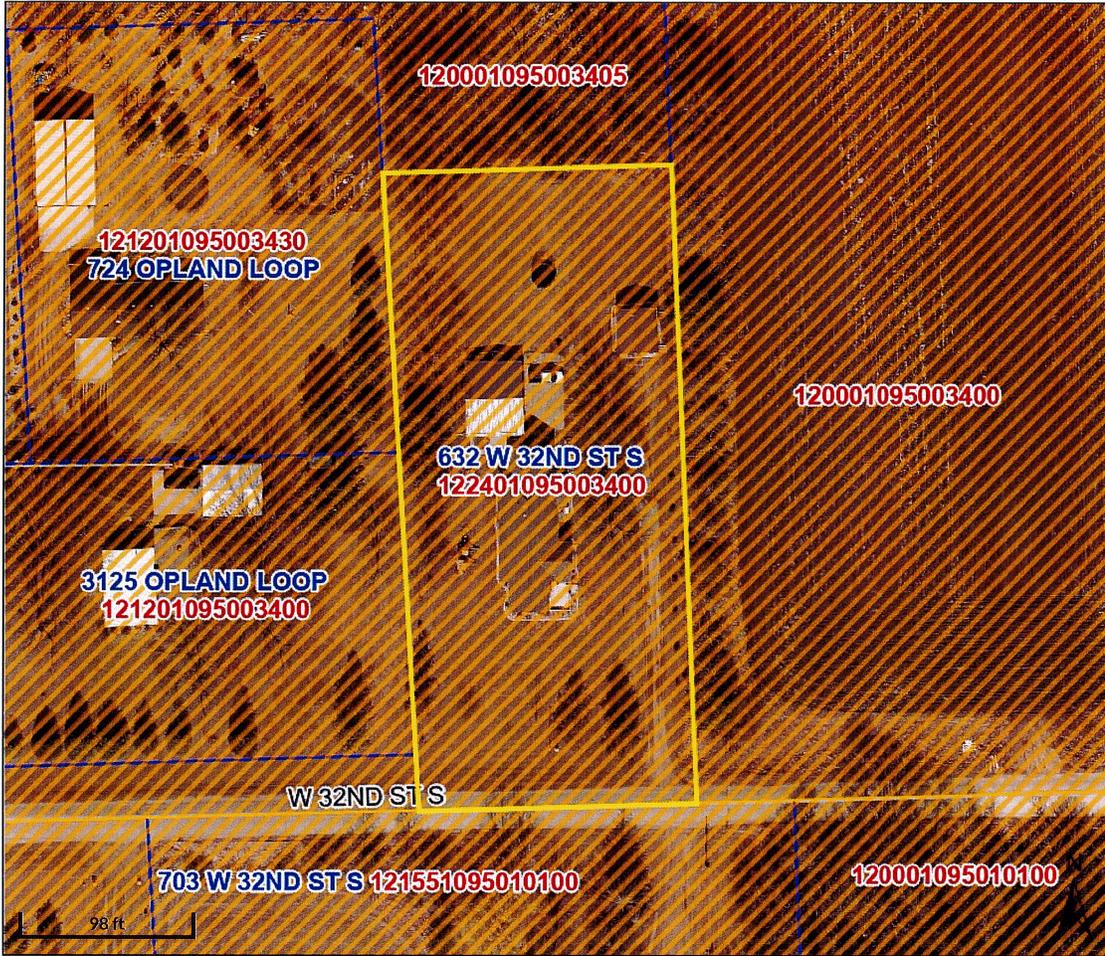


Beacon™

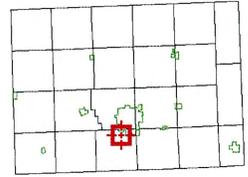
Brookings County, SD

2025jjvar001

Joint Jurisdiction Map



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundary
- Sections
- Joint Jurisdiction Area
- Parcels
- Roads

Parcel ID 122401095003400
 Sec/Twp/Rng 3-109-50
 Property Address 632 W 32ND ST S
 BROOKINGS

Alternate ID n/a
 Class NACS
 Acreage n/a

Owner Address BAK, CHELSEA ET VIR
 632 W 32ND ST S
 BROOKINGS SD 57006

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: 6/2/2025
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Looking west down W 32nd St S from driveway.



Looking north down driveway from W 32nd St S.



2025jjvar001-Brandon Bak

Looking east down W 32nd St S from driveway.



Looking north from driveway at storage shed.



Looking east, wheel at 1 foot from north property line.



Looking west, wheel at 1 foot from north property line.



Lift station inside storage shed.

