

BROOKINGS COUNTY DEVELOPMENT
Planning, Zoning and Drainage / Emergency Management
Brookings City & County Government Center
520 3rd Street, Suite 110
Brookings, SD 57006
(605) 696-8350
E-Mail: zoning@brookingscountysd.gov

Brookings County Board of Adjustment
February 3, 2026 – 7:00 PM meeting

2026var002- February 3, 2026

Prepared by Richard Haugen

Applicant: Doug Osthus, 278 S Lake Dr, Arlington, SD 57212

Legal Description: "W1/2 of Lot 10 and Lot 11 and E1/2 of Lot 10 all in Marvin Wade Second Subdivision in NE1/4 of Section 6, T112N, R52W (Laketon Township)" ~~ located at 278 S Lake Dr, Arlington, SD 57212.

Article IV District Requirements: Chapter 4.03 "LP" Lake-Park District: Section 4.03.03. Density, Area and Yard Regulation.

2026var002: Doug Osthus has applied for a lake front variance to build a 21'4" wide x 37'4" long attached garage with a 14' sidewall 25' from the highest known water elevation of the lake. A variance of 50'. The required setback is 75' from the highest known water elevation. He will meet the front yard and side yard setbacks. The front of the proposed attached garage will be even with the existing residence. The proposed attached garage will be used for storage and will use the existing driveway for access. The existing residence has a single car garage. The house and proposed attached garage are located on a bluff above the lake. The house has been removed from the floodplain with a Letter of Map Amendment (LOMA) from FEMA as it met the elevation requirements to be removed from the floodplain. Things to consider are the shape and size of the lot. Marvin Wade Second Subdivision was platted on October 26, 1955.

Public notices were published in the Brookings Register on January 20 and 27, 2026 and in the Volga Tribune and Arlington Sun on January 22 and 29, 2026. Letters were sent to the adjoining landowner's, Brookings County Highway Department and Laketon Township Chairman and Clerk.

2026var002
Staff Report
February 3, 2026



APPLICATION FOR VARIANCE TO ZONING REGULATIONS

JAN 13-2026

BROOKINGS COUNTY DEVELOPMENT

Date of Application: 1/13/26

Variance Number: 2026VAR002

To: Brookings County Board of Adjustment
520 3rd St, Suite 110
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:

Shed-garage want to put up a metal garage
It looks to me like I need 35' to max 40' variance from the lake side.
Enclosed find layout and dimensions of garage and its location in relation to house. Driveway to extend from existing driveway.

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

Article IV District Requirements: Chapter 4.03 "LP"
Lake Park District: Section 4.03.03: Density, Area and Yard Regulation.

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.

Need roughly 35 ft variance from lake shore
Building will sit further from lake than house does
I own existing land next to this lot. Future family member may build cabin next to shed garage on open 50 ft lot I currently own.

D.) Legal Description of Property:

Marvin Wade Second Subd w) 1/2 Lot 10
in NE 1/4 Sec 6- 112- 52. 25' x 99'
And Lot 11 and E 1/2 Lot 10 Marvin Wade Subdivision in
NE 1/4 of Sec 6, T 112-N, R 52-W Parcels: 11250-11252-161-30 +
Site addr: 278 S Lake Dr. Arlington, SD 57212 11250-11252-061-35

E.) Time and Date Set for
Hearing before Brookings
County Board of Adjustment.

Doug R Osthus
Person filing petition – print

Feb. 3, 2026
Date

[Signature]
Person filing petition – sign

7:00 PM
Time

278 S Lake Dr
Address

Approved _____

Arlington SD
City

Rejected _____

SD
State

Date _____

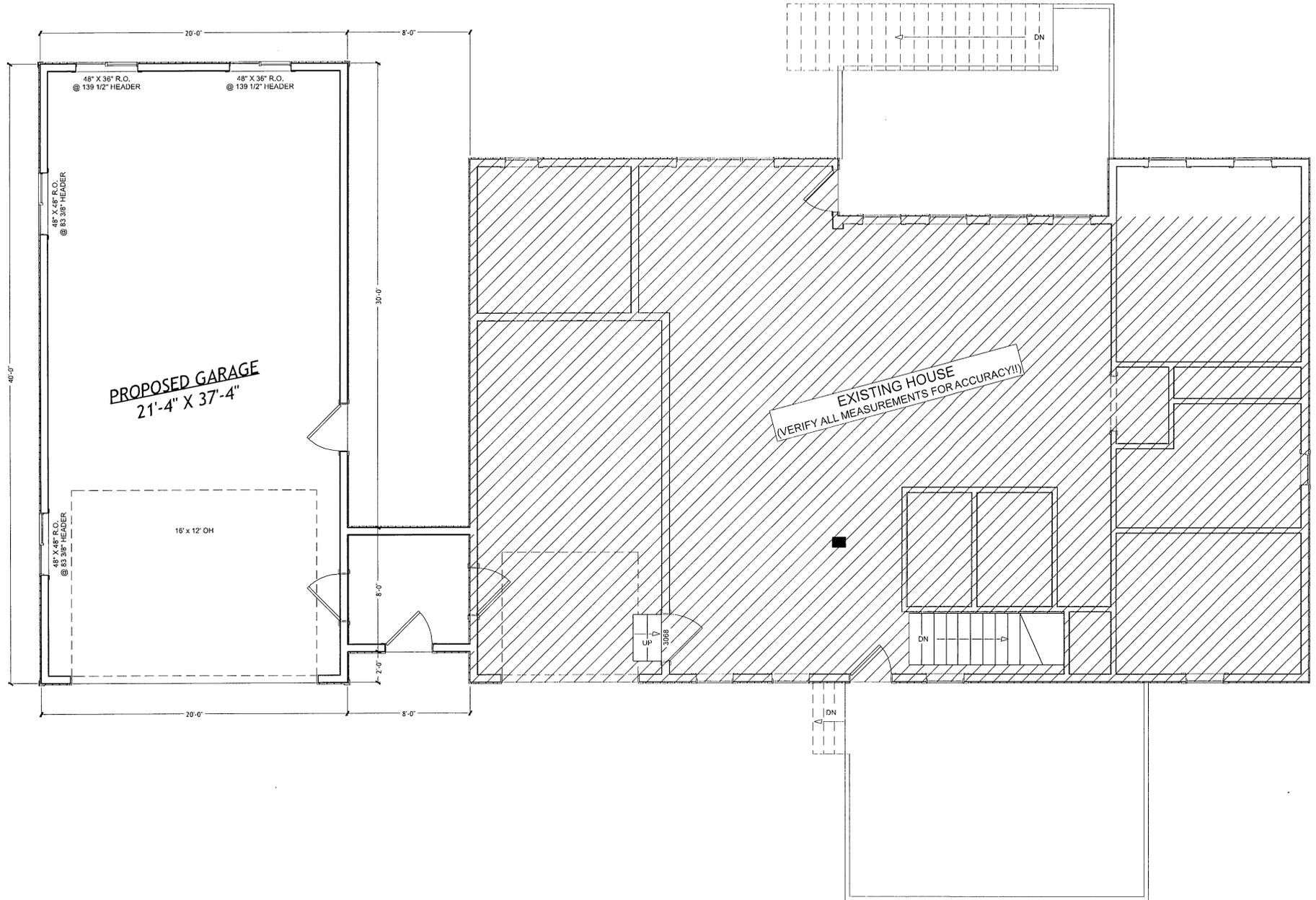
57212
Zip Code

Chairman of Brookings County Board
of Adjustment

605 203 0354
Telephone

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

2026 VAR002



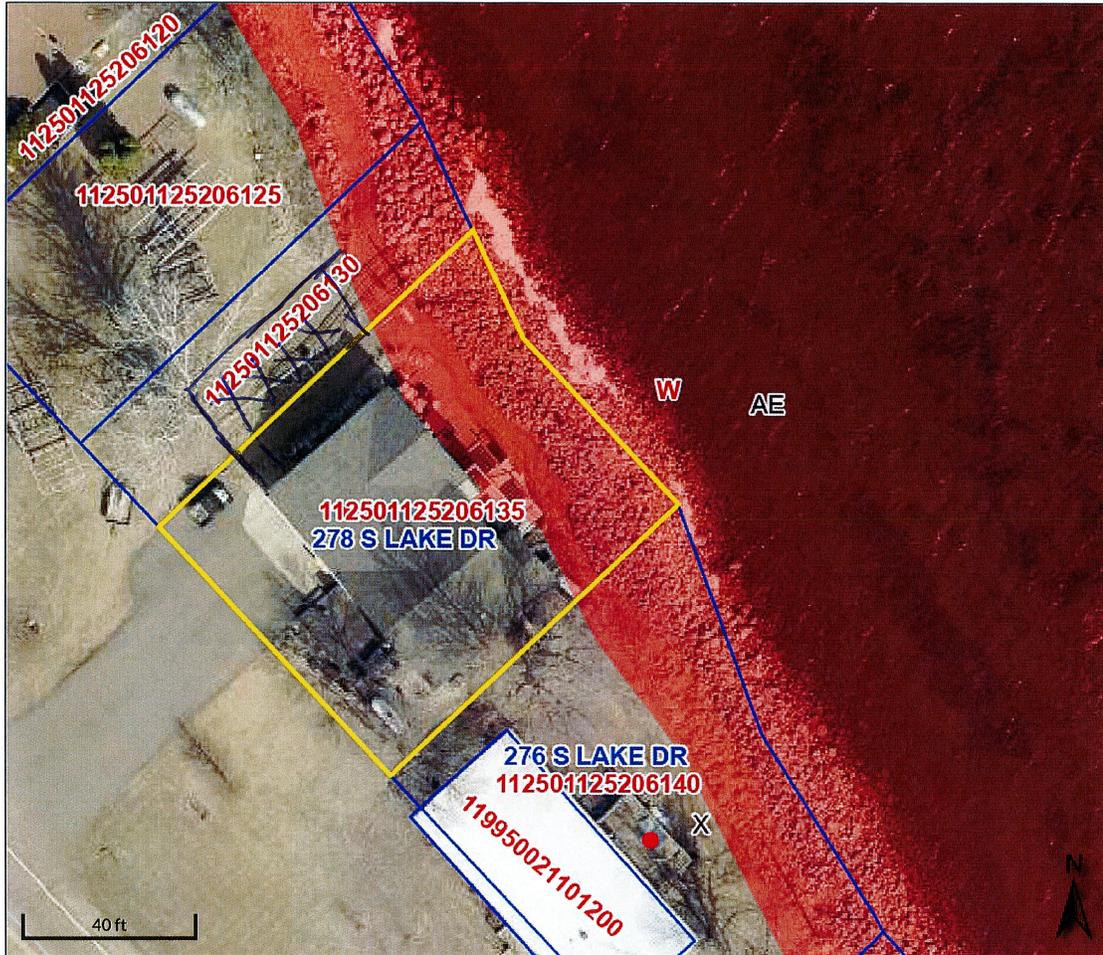


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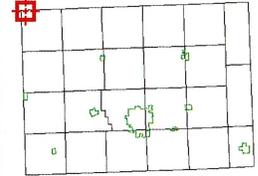
Brookings County, SD

20260AR002

pg 1 of 2



Overview



Legend

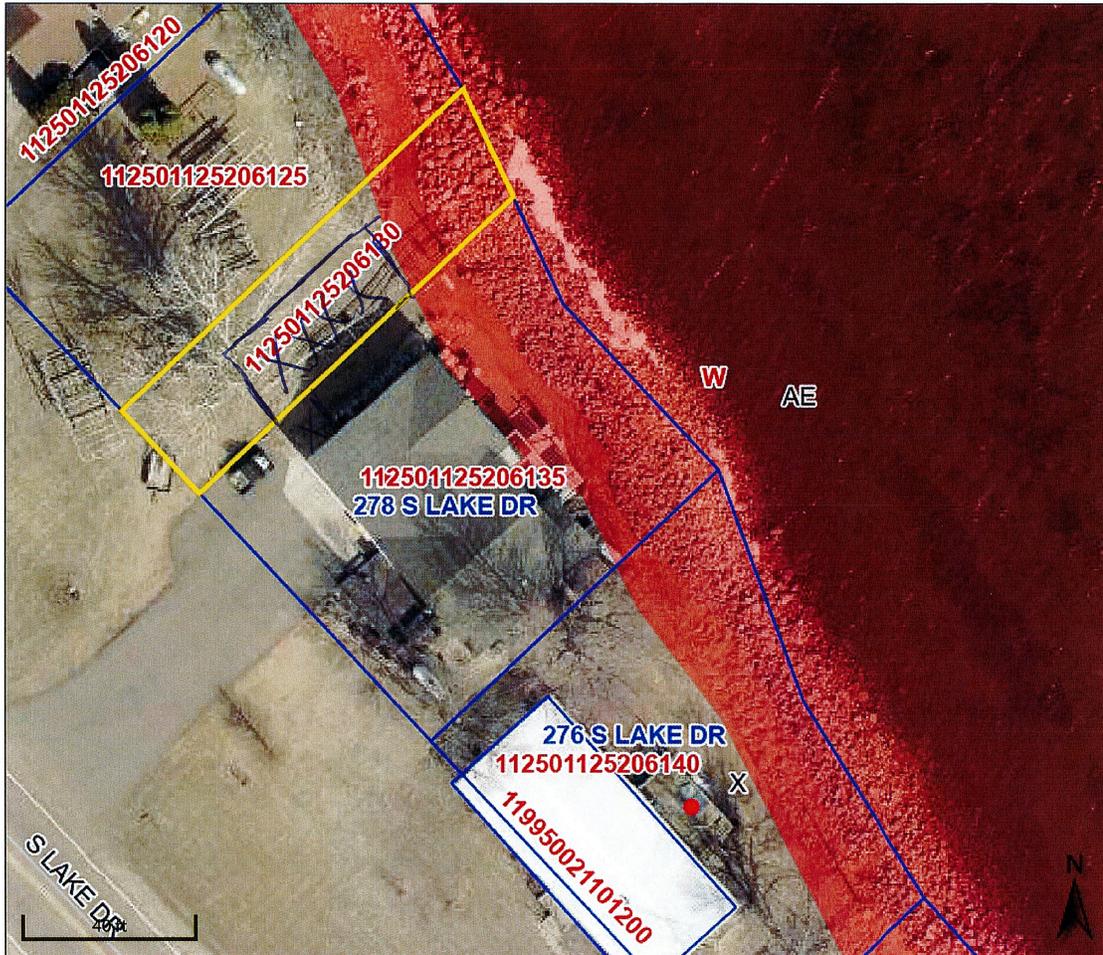
- Address Layer
- Brookings City Limits
- City Limits
- Township Boundary
- Sections
- Parcels
- Roads
- Floodplain 2025
 - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 - A: AE
 - X

Parcel ID	112501125206135	Alternate ID	n/a	Owner Address	OSTHUS, DOUG ET UX
Sec/Twp/Rng	6-112-52	Class	NACS		278 S LAKE DR
Property Address	278 S LAKE DR	Acreage	n/a		ARLINGTON SD 57212
	ARLINGTON				
District	110919				
Brief Tax Description	MARVIN WADE SECOND SUBD LOT 11 E 1/2 LOT 10 IN NE 1/4 SEC 6-112-52 75' X 91'				
	(Note: Not to be used on legal documents)				

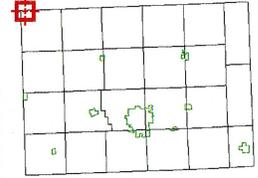
Date created: 1/22/2026
 Last Data Uploaded: 1/22/2026 1:05:52 AM

Developed by SCHNEIDER
 GEOSPATIAL

202604R002 04 2 of 2.



Overview



Legend

- Address Layer
- Brookings City Limits
- City Limits
- Township Boundary
- Sections
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- Roads
- Floodplain 2025**
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- A: AE
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Parcel ID	112501125206130	Alternate ID	n/a	Owner Address	OSTHUS, DOUG R ET UX
Sec/Twp/Rng	6-112-52	Class	NACS		278 S LAKE DR
Property Address		Acreage	n/a		ARLINGTON SD 57212
District	110919				
Brief Tax Description	MARVIN WADE SECOND SUBD W 1/2 LOT 10 IN NE 1/4 SEC 6-112-52 25' X 99'				
	(Note: Not to be used on legal documents)				

Date created: 1/22/2026
Last Data Uploaded: 1/22/2026 1:05:52 AM

Developed by SCHNEIDER
GEO SPATIAL

Looking west from driveway along South Lake Drive (Brkgs Cnty # 2).



2026/01/14 11:18:49

Looking north towards lake from South Lake Dr.



2026var002-Doug Osthus

2026/01/14 11:19:19

Looking east from driveway along South Lake Dr (Brkgs Cnty # 2).



2026/01/14 11:18:32

Looking east stakes at south property line.



2026/01/14 11:09:34



Looking south,
highest water
elevation
mark.

2026/01/14 10:56:53



Looking south.
Wheel at 25"
from highest
water elevation
and north edge
of proposed
attached
garage.

2026/01/14 10:58:35



Looking
south
from lake
shore.
Wheel at
west
edge of
proposed
garage.

2026/01/14 11:00:19



Looking north towards lake. Wheel at west
edge of proposed attached garage.

2026/01/14 11:01:44

Looking east along shoreline. Wheel at west edge of proposed garage.



Looking west along shoreline.



Looking north towards lake. Wheel at southwest corner of proposed garage.



Wheel at front of proposed garage.

