

APPLICATION FOR VARIANCE
TO
ZONING REGULATIONS

APR - 6 2020

BROOKINGS
COUNTY DEVELOPMENT

Date of Application: 4/1/2020

Variance Number: 2020VAR 002

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:

Pole shed for storage of tree farm.

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.

See Attachment I

D.) Legal Description of Property:

sect
5 1/2 5 1/2 SE 1/4 of 9-109-51 Brookings County SD
(Oslo Twp)
Parcel # 15980-10951-094-00

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

~~4/11/2020~~ 5-5-2020
Date

8:00 PM
Time

Approved _____

Rejected _____

Date _____

Chairman of Brookings County Board
of Adjustment

Thomas D. Tofto PARTNER
Person filing petition - print

T D Tofto
Person filing petition - sign
Tofto
Brothers,
LLC

4055 South Brady CT
Address

Sioux Falls
City

SD
State

57103
Zip Code

605-351-5207
Telephone

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

Section C) – Special Circumstances – Attachment 1

Our site plan proposal is to build a 60' x 88' pole shed for storage and hobby farm (CRP, land rent, pheasants, and tree farm) for this 40 acre parcel. The proposed building site requests a variance of the structure being back 150 foot from the center of the oil road. We are requesting a variance that the most southern end of the structure would be 107 feet from the middle of the road, or a variance of 43 feet. The following hardships would exist if the building could not be located where proposed with the requested variance:

- We cannot build the building straight back as inactive gravel pit exists there. There is also a shelter belt around the gravel pit. While our proposal is to locate the building catty corner to the south west edge of the gravel pit, we would need to remove several trees and complete materially more dirt work (and build much closer to a lower land area creek that goes through the property) to meet the 150 foot set back requirement. Also, utility trenching would be farther.

Given the above, we respectfully request a county variance for our proposed building site. Our proposed site does not create any sightline or snowdrift issues. Applicant's verbal discussions with Highway Superintendent Brian Gustad indicated he did not object to our proposal.

2020VAR 002

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.

