

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
May 5, 2020 – 8:00 PM meeting

2020var002 – May 5, 2020

Prepared by Richard Haugen, Brookings County Development Deputy Director

Applicant: Thomas A. Tofte for Tofte Brothers, LLC, 4055 South Brady CT, Sioux Falls, SD 57103.

Site: “S 1/2 S 1/2 S 1/4 of Section 9, T109N, R51W (Oslo Township).”

Legal Description: “S 1/2 S 1/2 S 1/4 of Section 9, T109N, R51W (Oslo 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.”

2020var002: Thomas A. Tofte for Tofte Brothers LLC. Has applied for a variance to build a 60 feet x 88 feet pole shed with an 18’ sidewall, 107 feet from the center of 216th St, a variance of 43 feet. 216th St is a Brookings County blacktop road. The required setback is 150 feet from the center of the road. The buildable space on the property is limited due the topography and shape and size of the lot. The property is long and narrow with a waterway dividing the property from east to west. The property was mined for gravel in the past and has been reclaimed and slopes off where the gravel was mined. The lay of the land drops off towards the waterway, low land and ponds. The balance of the ground is grassland and has a small amount of farm ground in the northwest corner.

Public notices were published in the Brookings Register on April 21 and 28, 2020 and the Volga Tribune on April 23 and 30, 2020.

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

2020var002
Staff Report
May 5, 2020

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

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:

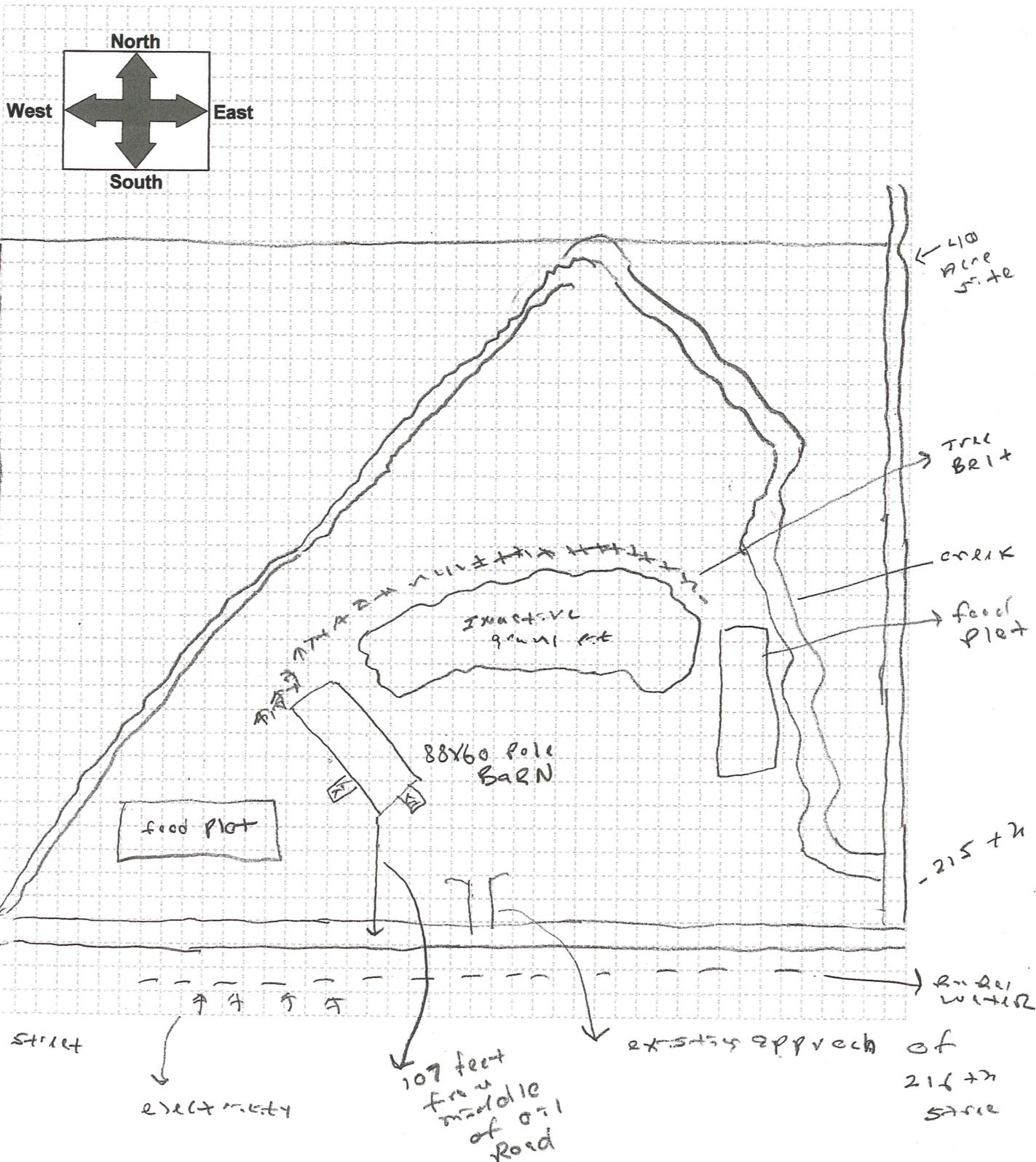
- We cannot build the building straight back as inactive gravel pit exists there. There is also a shelter belt around the gravel pit. While our proposal is to locate the building catty corner to the south west edge of the gravel pit, we would need to remove several trees and complete materially more 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.

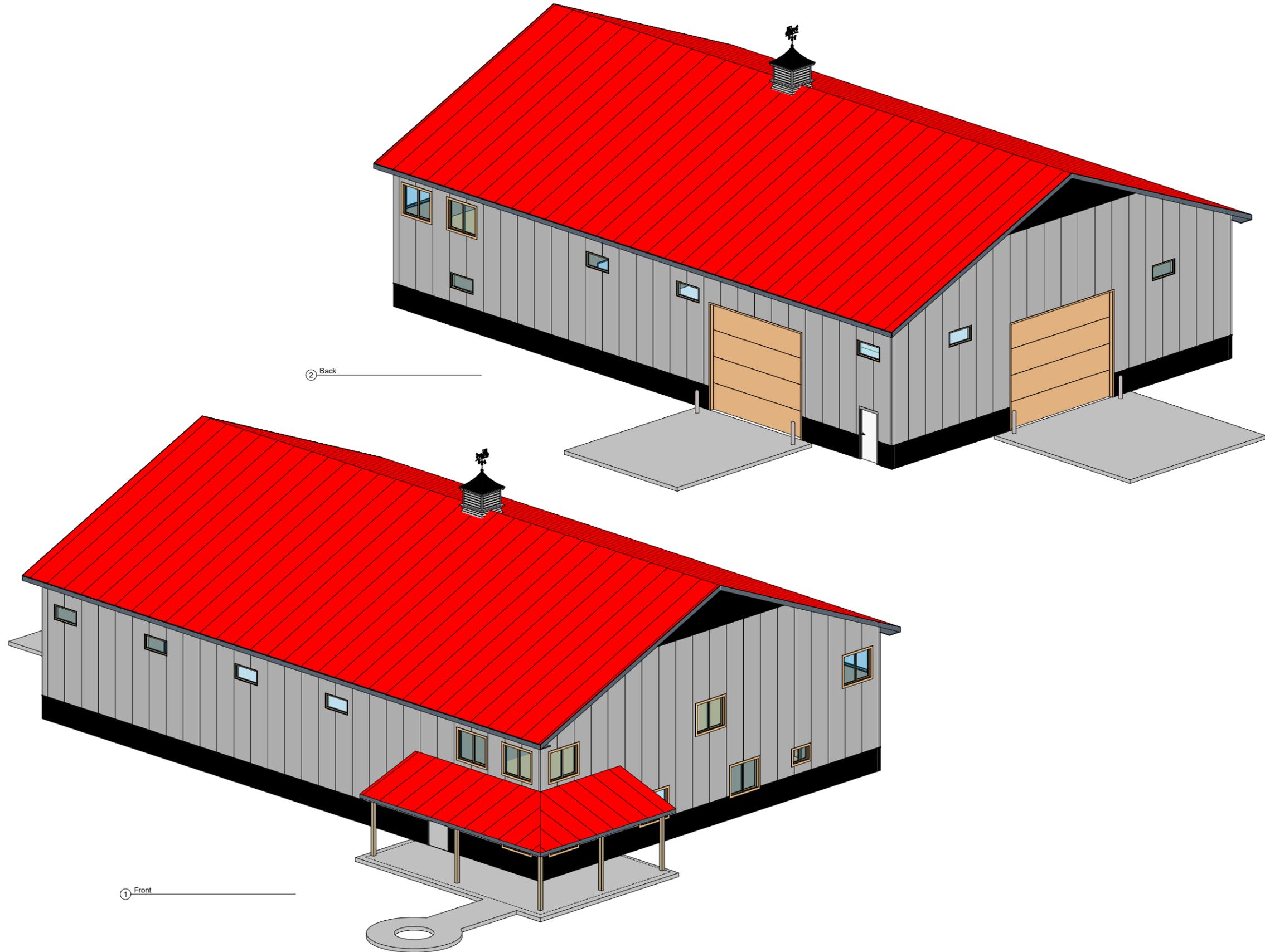
Given the above, we respectfully request a county variance for our proposed building site. Our proposed site does not create any sightline or snowdrift issues. Applicant's verbal discussions with Highway Superintendent Brian Gustad indicated he did not object to our proposal.

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.





② Back

① Front

PROJECT INFO

**Reaves
Buildings**

Tofte
60x80

v7c

Cover

REF. NUMBERS

20003624 | JOB

DESIGNER

Tom Gambrel

tgambrel@cmcreaves.com

DRAWING DATES

FOR APPROVAL (SHOPS)

4/14/2020

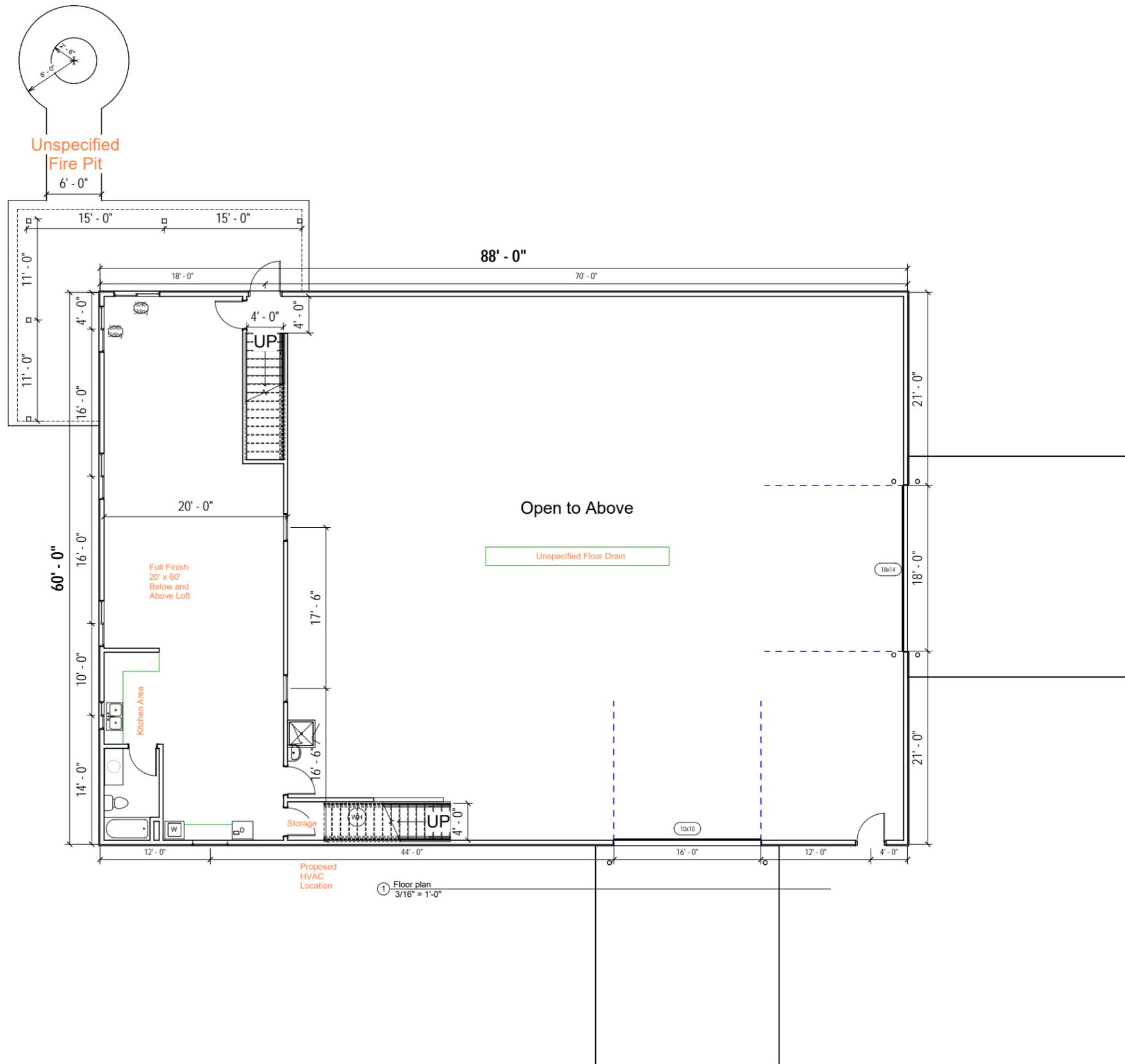
REVISION(S)

FOR FIELD USE (FINAL)

N/A

PAGE NUMBER

B100



1 Floor plan
3/16" = 1'-0"

Building Information

BUILDING SIZE: 60' x 88'
 BUILDING HEIGHT: 18'
 ROOF PITCH: 5:12

ROOF COLOR: BLACK
 WAINSCOT COLOR: BLACK
 WALL COLOR: CRIMSON RED

(COLORS SHOWN ON PLANS
 MAY VARY SLIGHTLY FROM
 COLORS RECEIVED)

Door Schedule				
Type	Family	Count	Width	Head Height
10x10	OHD Flush Panel	1	16' - 0"	14' - 0"
18x14	OHD Flush Panel	1	18' - 0"	14' - 0"
3068	Interior Door	6	3' - 0"	6' - 8"
3468	Exterior	1	3' - 0"	6' - 8"
3468	Exterior window	1	3' - 4"	6' - 8"

Window Schedule				
Type	Count	Width	Height	Head Height
3020 Sliding	1	3' - 0"	2' - 0"	6' - 6"
3060 Fixed	4	3' - 0"	6' - 0"	7' - 0"
4020 Fixed	9	4' - 0"	2' - 0"	6' - 0"
4020 Fixed	1	4' - 0"	2' - 0"	7' - 0"
5040 Sliding	11	5' - 0"	4' - 0"	7' - 0"



PROJECT INFO

Reaves
Buildings

Tofte
60x80

v7c

Floor Plan

REF. NUMBERS

20003624 | JOB

DESIGNER

Tom Gambrel

tgambrel@cmcreaves.com

DRAWING DATES

FOR APPROVAL (SHOPS)

4/14/2020

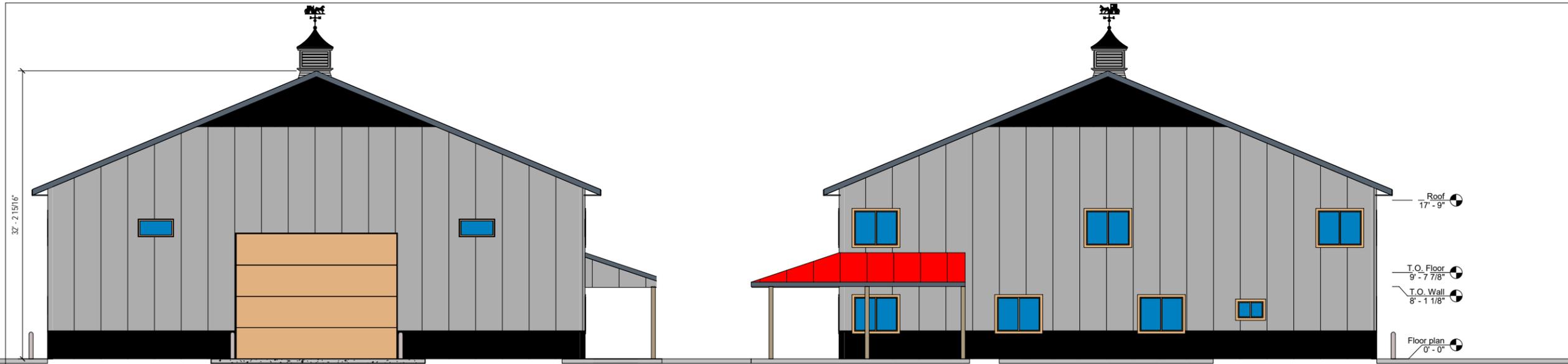
REVISION(S)

FOR FIELD USE (FINAL)

N/A

PAGE NUMBER

B101



① ENDWALL #1
3/16" = 1'-0"

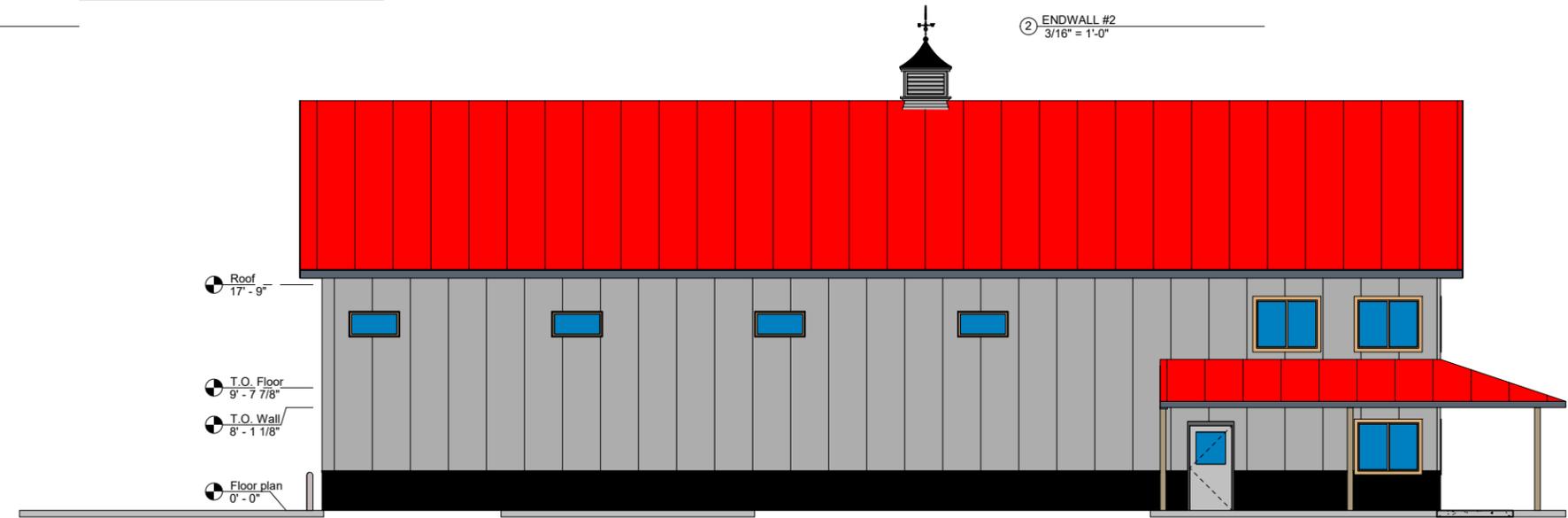
② ENDWALL #2
3/16" = 1'-0"

Roof
17' - 9"

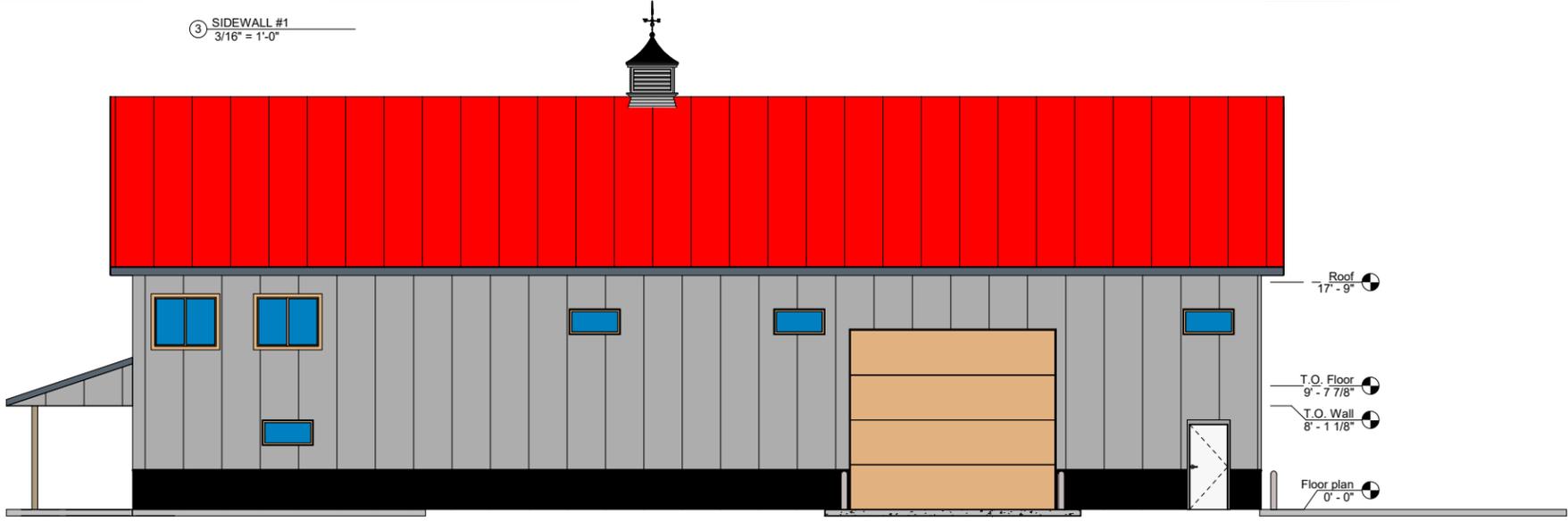
T.O. Floor
9' - 7 7/8"

T.O. Wall
8' - 1 1/8"

Floor plan
0' - 0"



③ SIDEWALL #1
3/16" = 1'-0"



④ SIDEWALL #2
3/16" = 1'-0"

Roof
17' - 9"

T.O. Floor
9' - 7 7/8"

T.O. Wall
8' - 1 1/8"

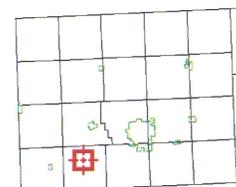
Floor plan
0' - 0"

Elevations

REF. NUMBERS	
20003624	JOB
DESIGNER	Tom Gambrel
	tgambrel@cmcreaves.com
DRAWING DATES	
FOR APPROVAL (SHOPS)	4/14/2020
REVISION(S)	
FOR FIELD USE (FINAL)	N/A
PAGE NUMBER	



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	159801095109400	Alternate ID	n/a	Owner Address	TOFTE BROTHERS LLC
Sec/Twp/Rng	9-109-51	Class	AGA		4055 S BRADY CT
Property Address		Acreage	40		SIOUX FALLS SD 57103
District	1505				
Brief Tax Description	S 1/2 OF S 1/2 OF SE 1/4 SEC 09-109-51 40 ACRES				
	(Note: Not to be used on legal documents)				

Date created: 4/6/2020
 Last Data Uploaded: 4/6/2020 8:06:54 AM

Developed by Schneider
 GEOSPATIAL

Looking west from driveway on 216th St.



Looking east from driveway on 216th St.



2020var002: Thomas A. Tofte for Tofte Brothers LLC

Looking north from driveway.



Looking northwest towards proposed building site.



Wheel at 107 feet from center of 216th St.



Wheel at 150 feet setback.



Stakes marking east end of building.



Wheel at stakes marking west end of building.



Looking northeast towards pond & trees.
Stake at northeast corner of proposed building.



Looking east towards pond from east side of proposed building.



Looking east from proposed site.

