

BROOKINGS COUNTY DEVELOPMENT

Planning, Zoning and Drainage / Emergency Management

Brookings City & County Government Center

520 3rd Street, Suite 200

BROOKINGS, SOUTH DAKOTA 57006

(605)-696-8350

E-Mail: zoning@brookingscountysd.gov

Brookings County Board of Adjustment

May 5, 2020 – 8:00 PM meeting

2020var003 – May 5, 2020

Prepared by Richard Haugen

Applicant/Owner: Mary C Walkes, 41039 304th St, Avon, SD 57315

Site Address: 228 S Lake Dr, Arlington, SD 57212

Legal Description: “Lot 28 and the E 20’ of Lot 29 Marvin Wade’s Subdivision of Govt Lots 1,2 and 3 In NE1/4 Section 6, T112N, R52W (Laketon Township)”

Brookings County Zoning Ordinance: Article IV District Requirements: Chapter 4.03 “LP” Lake-Park District: Section 4.03.03. Density, Area and Yard Regulation (Minimum Lake Front).

2020var003: Mary Walkes, has applied for a variance to build a 14’ x 28’ post frame car port attached to the west side of their lake cabin. The outer support post of the car port is 25 feet from the highest known water mark, a variance of 50 feet. The Lake Park – Lake Front setbacks are 75 feet from the high water mark. The proposed car port will meet the road and side setback requirements. The proposed car port will not block the shoreline view for either adjoining landowners. The property is located in the flood plain, as noted on the attached Beacon Map. The car port is considered a non-substantial improvement and could be built in the floodplain.

Things to consider are the shape and size of the lot. Marvin Wade Subdivision was originally platted on May 24th, 1949.

The “Brookings County Comprehensive - Plan Future Land Use-Developed Lakes Future Land Use” found on page 58 –*In paragraph two: “It is likely that the established developed areas of Lake Campbell, Lake Hendricks, Lake Tetonkaha, and Lake Poinsett will experience continued development in varying degrees. While non-lake front growth potential exists for all of the able lakes; significant lake front area is appropriately zoned, and subdivided in some cases, adjacent to Lake Tetonkaha, Lake Hendricks, and Lake Campbell.”*

2020var003

Staff Report

May 5, 2020

Letters were sent to the adjoining landowners and Laketon Township Chairman and Clerk.
The public notices were published in the Brookings Register on April 21 & 28, 2020 and
the Arlington Sun on April 23 and 30, 2020.

APR 14 2020

APPLICATION FOR VARIANCE
TO
ZONING REGULATIONS

BROOKINGS
COUNTY DEVELOPMENT

Date of Application: 4/13/20

Variance Number: 2020var003

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:

Building a carport west of our lake home.

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 (Minimum Lake Front)

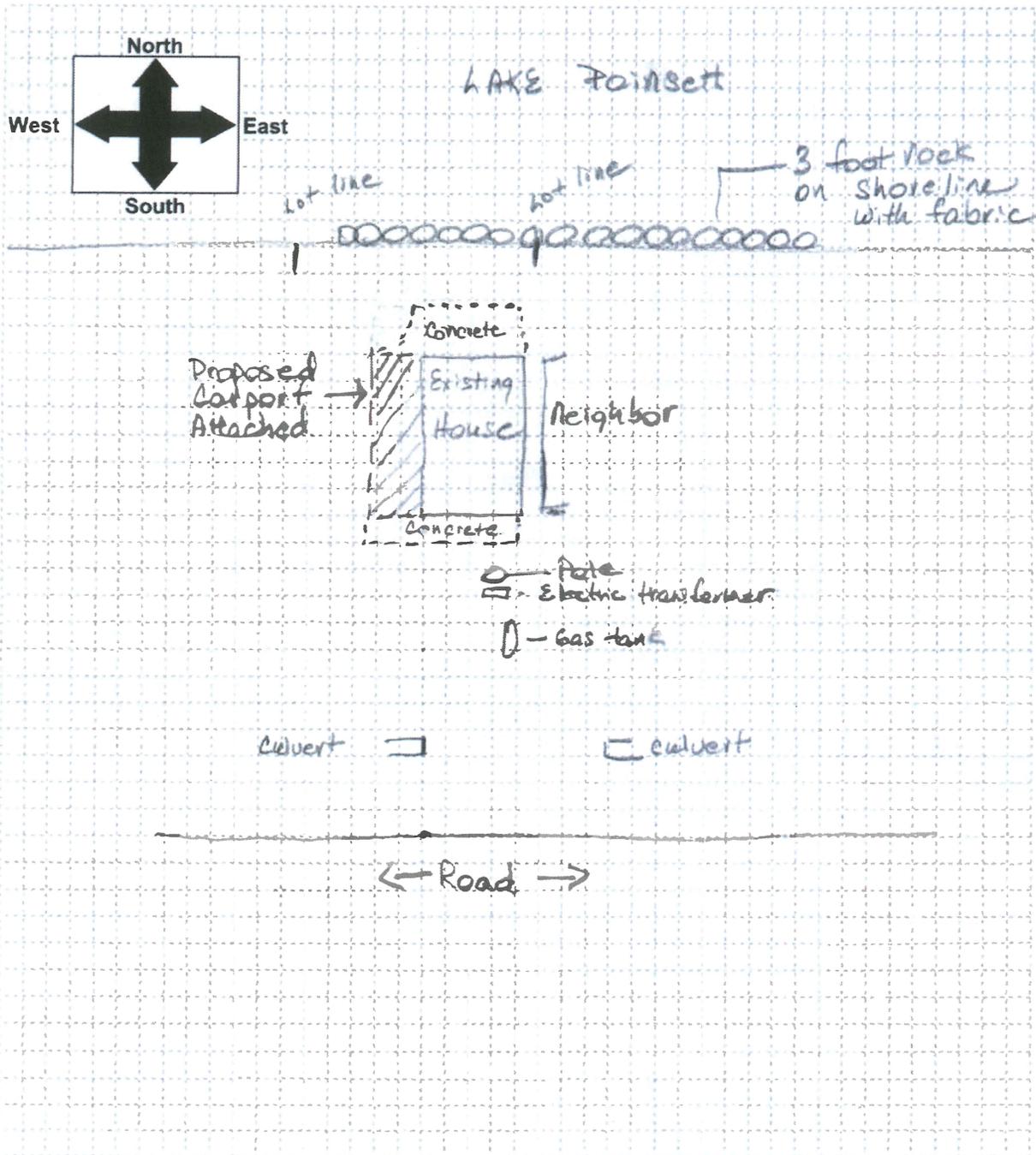
C.) Special conditions and circumstances that exist which are peculiar to the land, structure, or buildings in the same district: that literal interpretation of the provisions of this regulation would deprive the applicant of rights commonly enjoyed by other properties in the same district under terms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

3) Size and shape of lot is not large enough to meet set back requirement.

2020 var 003

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.

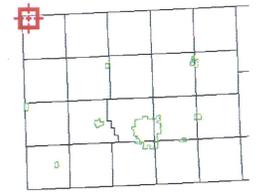


1 square = 6 feet

o Carport 14 feet wide x length of cabin o



Overview



Legend

- Address Layer
- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Pipeline Consultation Area 660'
- Parcels
- Roads
- Floodplain 2008**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- X

Parcel ID	112251125206157	Alternate ID	n/a	Owner Address	WALKES, DAVID LIVING TRUST
Sec/Twp/Rng	6-112-52	Class	NAC		41039 304TH ST
Property Address	228 S LAKE DR	Acreage	n/a		AVON SD 57315
	ARLINGTON				
District	110919				
Brief Tax Description	MARVIN WADE SUBDIVISION LOT 28 & E 20' LOT 29 IN NE 1/4 SEC 6-112-52 60' X 82'				
	(Note: Not to be used on legal documents)				

Date created: 4/13/2020
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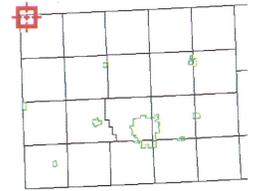
Beacon™

Brookings County, SD

2020 var 003



Overview



Legend

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Looking east from driveway.



Looking north towards lake from Brkgs Cnty Rd # 2 (196th St)



2020var003: Mary Walkes

Looking south from lake. Wheel at 25 feet from highest known water mark.



Wheel at 14 feet from of house., west side of proposed car port.



Wheel at north end of car port.
25 feet from highest know water mark.



Looking west along lake shore.



Looking east along lake shore.

