

DC Zoning

From: jnhenslin@itctel.com
Sent: Wednesday, April 29, 2020 8:19 AM
To: John Knight; dczoning@itctel.com
Subject: Lake Alice Shores building set back from road

Received
APR 29 2020

Jodi Theisen, County Zoning Officer

Recently you mention that a building permit was or is going to be issued for a building to be constructed on Lake Alice Shores Lot 15. As you are aware the set back from roads in LP district is 30 feet (all roads other than State and federal highways). When we discussed the set back, you said the set back is measured from the road shoulder. I have been unable to find anything in the zoning ordinance that identifies the measurement is from the road shoulder. In reality it appears the measurement should be taken from the road right-of-way. You did mention that at Lake Cochran the road shoulder was use. However, Lake Cochran is an older development with narrower and shallower lots. At Lake Alice all of the 25 lots are over 350 feet deep and about 95 feet wide. I cannot see any reason why a variance on the road set back would be required for any of the lots in Lake Alice Shores and the zoning ordinance in this case states no such variance shall be authorized. Placing the building closer to the road will only increase the potential for snow problems on our road in the winter. As per Article VI of the zoning ordinances, I am questioning the appropriateness of measuring the set back from the road shoulder. In addition, I am questioning the need for a variance on the setback if the building proceeds as currently staked. It is imperative that these issues be clarified, and if necessary corrected, before construction starts.

Respectfully
Jon Henslin
1020 Lake Alice Drive
Clear Lake SD 57226
320-905-5338