

**OFFICIAL PROCEEDINGS
BOARD OF ADJUSTMENT
CITY OF WATERTOWN, SD**

May 24, 2018

Present: Dahle, Stein, Culhane, Oletzke, Hanson, Ford & Kays
Absent: Olson, Dargatz-Johnson
Also Present: Ken Bucholz, Jill Steiner, Shane Waterman, Brandi Hanten, Matt Roby, Pete Boyle,
Mark Meier, Chip Premus, Mayor Caron, & others

The Board of Adjustment convened at approximately 4:15 PM, in the Council Chambers, City Hall, 23 2nd Street NE; Blake Dahle, presiding. (Blake Dahle & Mark Stein were elected Chairman & Vice Chairman at the last (5/10/18) Plan Commission Meeting.) Stein motioned to approve the April 19, 2018 minutes with adjustment, Ford seconded, motion carried unanimously. Chairman Dahle announced that going forward, voting will be done by Roll Call.

Public Hearing: Appeal No. 18038

Applicant appeals the terms of Zoning Ordinance sections 21.0302, 21.1002, & chapter 21.60 to allow for the creation of a nonconforming accessory bldg in the R-2a Single Family Attached Residential District:

Applicants Nicole (Madden) Stulken (owner) and Dylan & Heather Lauseng (buyer) submitted application to construct a nonconforming 624 sq ft (24'x26') unattached garage on an 8,250 sq ft platted corner lot @ 525 S Maple; said structure proposed to be constructed 20' from the front (south) property line, where a minimum 25' is required. The staff report was orated. Kays arrived. Dahle voiced the desire to have the south sidewalk installed. The proposed garage is to be accessed from the alley. Ford questioned need for granting variances where a nineteen ft (19') wide two-car tandem style garage could be constructed w/out variances; Lauseng explained that he wants a two-car side-by-side arrangement. Dahle and Building Official Bucholz commented on forthcoming Plan Commission discussion regarding R-2a corner lot setback revisions to the ordinance. Hanson motioned to approve conditional to installation of south sidewalk; Stein seconded, 7 in favor/0 opposed, motion carried unanimously.

Public Hearing: Appeal No. 17945

Applicant appeals the terms of Zoning Ordinance sections 21.0302, 21.1002, & chapter 21.60 to allow for the creation of a nonconforming accessory bldg in the R-2a Single Family Attached Residential District:

Applicants Todd & Molly Randall dba Randall Properties, LLC submitted application to construct a nonconforming 1,200 sq ft (30'x40') unattached garage on an 8,250 sq ft platted corner lot @ 301 3rd Ave SW; said structure proposed to be constructed 14' from the front (east) property line, where a minimum 25' is required, and on a parcel that allows for a maximum 1,072.5 sq ft unattached garage. In addition to a noncompliant front (east/streetside) setback, the proposed fourteen ft (14') setback is also not sufficient off-street parking length in front of the proposed garage doors, as parking over sidewalk is prohibited. The staff report was orated. There is sufficient buildable area to construct a compliant accessory structure, without variances, up to 1,072.5 sq ft (19'x56') on parcels this size. Staff does not support a second access onto 3rd St W (a collector street), and recommends that any approval mandate alley access with twenty ft (20') setback, &/or southern access via existing driveway. Board expressed concerns over proposed size of garage in a residential neighborhood, street access, and overall demonstration of "unnecessary hardship" required for approval where a 1,072.5 sq ft accessory structure can be constructed w/out variances. Randall explained that he wants a three stall garage on his rental property, with street access, in order for both him and his renter to comply with recent outside storage restrictions (on RVs, boats, trailers, etc)..., and problems with backing trailers. The comments from the previous hearing on forthcoming Plan Commission discussion regarding R-2a corner lot setback revisions to the ordinance were reiterated. Kays motioned to approve a maximum 24'x44' garage, alley access only, with minimum 20' north & east setbacks. Oletzke seconded, 7 in favor/0 opposed, motion carried unanimously.

Stein motioned to adjourn, Culhane seconded, and motion carried unanimously.



~~Blake Dahle, Chairman~~

