

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

September 6, 2018

Present: Dahle, Dargatz-Johnson, Stein, Hanson, Ford, Culhane & Oletzke
Absent: Olson, Kays,
Also Present: Jill Steiner, Heath Von Eye, Collin Paulsen, Brandi Hanten, Matt Roby, Ray
Tesch, Mark Meier, Chip Premus, Mayor Caron, Luke Muller, & others

The Board of Adjustment convened at approximately 4:15 PM, in the Council Chambers, City Hall, 23 2nd Street NE; Chairman Dahle, presiding.

Stein motioned to approve the August 23, 2018 minutes, Culhane seconded, motion carried unanimously.

Public Hearing Appeal No. 19204

Applicant appeals the terms of Zoning Ordinance sections 21.0302, 21.1002 and chapter 21.60 to allow for the alteration and enlargement of a nonconforming residential accessory structure located in the R-1 Single Family Residential District:

Jami Beebe Grangaard (present) submitted application to construct a nonconforming 384 sq ft (16'x24') addition onto an existing legal nonconforming 576 sq ft (24'x24') unattached garage, which currently sets 15' from the rear (northerly) property line, where a minimum 20' is required; said addition is also proposed to be constructed 15' from the rear (north) property line, where a minimum 20' is required, resulting in a 960 sq ft (24'x40') nonconforming unattached garage. The Staff Report was orated. This 13,754 sq ft parcel exceeds the minimum Area requirement (9,000 sq ft) for the R-1 zone. The Site Plan shows a 40' wide driveway/access; the Engineering Dept supports no more than a 36' wide access on public Right of Way, and pointed out that bike trail will abut this property in the near future. Dargatz-Johnson & Ford questioned the granting of variances on parcels that have the space to build conforming structures. Culhane stated his observation of the sloped rear yard making it difficult to build/move further back from the road. Oletzke motioned to approve with 36' max width driveway/access; Culhane amended to include WRTP sidewalk/trail, curb/gutter; Stein seconded, six in favor, Ford opposed, motion passed.

Stein motioned to adjourn, Hanson seconded and motion passed.


Chairman Dahle