

Agenda
WATERTOWN BOARD OF ADJUSTMENT
City Council Chambers
23 2nd Street NE

Thursday April 7, 2016

4:15 PM

Call to Order

Roll Call

1. Approval of March 24, 2016 Minutes
2. Applicant Brenda Owens (#16602) seeks variance relief from the requirements of the City Ordinance, by appealing the terms of Zoning Title 21 as it applies to her property located @ 501 N Maple, to allow for the construction of a nonconforming addition onto a nonconforming single family dwelling in the R-2A Single Family Attached Residential District.
 - A. Public hearing
 - B. Board of Adjustment action
3. Applicants Ross & Aimee Schulte (#16601) seek variance relief from the requirements of the City Ordinance, by appealing the terms of Zoning Title 21 as it applies to their property located @ 1525 Grand View Dr, to allow for the construction of a nonconforming unattached garage in the R-1 Single Family Residential District.
 - A. Public hearing
 - B. Board of Adjustment action

Old Business:

1. Applicant Ryan Wanner (#16547) seeks Conditional Use approval to operate an in-home transfer printing business out of a multi family dwelling unit located in the R-2A Single Family Attached Residential District @ 303 (aka 305) 1st Ave SW Apt #5.
 - A. Public hearing held: 3/10/2016. Tabled.
 - B. Board of Adjustment action

Motion to adjourn

FOUNDATION

Concrete Slab	
Concrete Block Walls	
Concrete Walls	
Wood Walls	

BASEMENT AREA

N	C	P	S	F
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EXTERIOR WALLS

Siding on Sheathing	
Steel Building	
Column Building	
Concrete Block Walls	
Hardboard/Cement Siding	
Vinyl/Wood Siding	
Steel Siding	
Brick/Stone/Stucco	
Wall Insulation	
Roof Insulation	
Other	

ROOF TYPE

Hip	Gable	
Mansard	Flat	

ROOFING

Asphalt Shingle	
Membrane Roof	
Steel	
Other	

FLOORS

	B	1st	2nd
Concrete			
Gravel/Earth			
Plyscore			

INTERIOR FINISH

	B	1st	2nd
Sheet Rock			
Type X Sheetrock			
Other			
Unfinished			

HEATING

Solar/Geothermal	
Heat Pump/Hot Water	
Electric	
Gas Furnace	
Air Conditioning	
Fireplace/Stove	
No Heating System	

PLUMBING

	B	1st	2nd
Rough In			
Bath Rooms			
Kitchen			
Laundry			
No Plumbing			

SITE REQUIREMENTS

Grass Blvd/Trees	
Sidewalks	
ESC > 1 acre	Y N
DLA	
WORTP	

FLOOD HAZARD

Floodway	
1% (100 yr.)	
.2% (500 yr.)	
Out	
Req'd Elev.	
Proposed Elev.	
Elev. Cert Req'd	
Flood Proof/Non Sub	
DFIRM Date	

APPLICATION FOR BUILDING PERMIT

16602

Zone R2a Date _____ Co. Rcd# 12242

Proposed Construction addition to SFD

Size 6'x10' Sq. Ft. 60^{sq} Height 8'

Address 501 N Maple Lot Area 7200^{sq}

Lot 6

Block 32 Addition Syndicate

Estimated Value _____ Fee _____ BOA Fee Plans

Details Appeals the terms of: § 21.0302 prohibiting the designer enlargement

Construction of noncon structures, N § 21.1001 H&P Regs, § 21.6001 All Req'd yards (SBS) shall be open/unoccupied space, and § 21.6002 No yard shall be reduced below the minimum Req'd for that district...

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BUILDING PERMIT SHALL BE GOOD FOR ONE (1) YEAR FROM THE DATE OF ISSUANCE. PROJECTS WHICH ARE NOT COMPLETED WITHIN ONE YEAR MUST BE RENEWED.

IT IS HEREBY AGREED between the undersigned, as owner, his agent or servant, and the City of Watertown, that for and in consideration of the premises and the permit to construct, erect, alter or install and the occupancy of building as above described, to be issued and granted by the Building Official, that the work thereon will be done in accordance with the descriptions herein set forth in this statement, and as more fully described in the specifications and plans herewith filed; and it is further agreed to construct, erect, alter or install and occupy in strict compliance with the ordinances of the City of Watertown; and to obey any and all lawful orders of the City Engineer of the City of Watertown and all State Laws relating to the construction, alteration, repair, removal, and safety of buildings and other structures and permanent building equipment.

By City Ordinance, 5.0301(2) 2012 IBC **Section 107 SUBMITTAL DOCUMENTS**, is hereby further amended by adding the following: **[A] 107.6 Applicant's Responsibility for Compliance.** Neither examination and review of construction and/or construction documents by the Building Official, nor the issuance of a building permit by the Building Official, shall relieve the permit applicant of the responsibility and duty to comply with this code and any other applicable local, state and federal rules, regulations, and ordinances.

Owner Brenda Owens Address SAA (owner occ'd)

By _____

Dated _____ Contractor _____

PERMIT APPROVAL

Authorized by:

Building Official

Fire Chief

City Engineer

4/7/16
Members of Board of Adjustment

Brenda Owens

501 No. Maple St Watertown, SD 57201 605-881-1175

City Address: 501 No. Maple St Watertown, SD

Legal Description: Lot 6 Block 32 Syndicate Addition
Watertown, Codington County, So. Dakota

Need for Variance: Reason Being:

I'm working with a land related hardship because of the way the lots were configured back when the house was built in 1886. Set backs then were not existing!

As I age, I'm in need of a main floor bathroom and laundry room. The current bathroom is on the second floor and the laundry room is in the basement. The only place on the main floor for a bath and laundry would be off the bedroom (North and west) the ~~living~~ main floor has a living room, dining room, kitchen, and bedroom. I would like to extend from the kitchen wall to the north corner of the house to add a bathroom/laundry room. Currently the north wall of house has ~~no~~ windows and if approved will still not add windows on that side. The neighbor

over

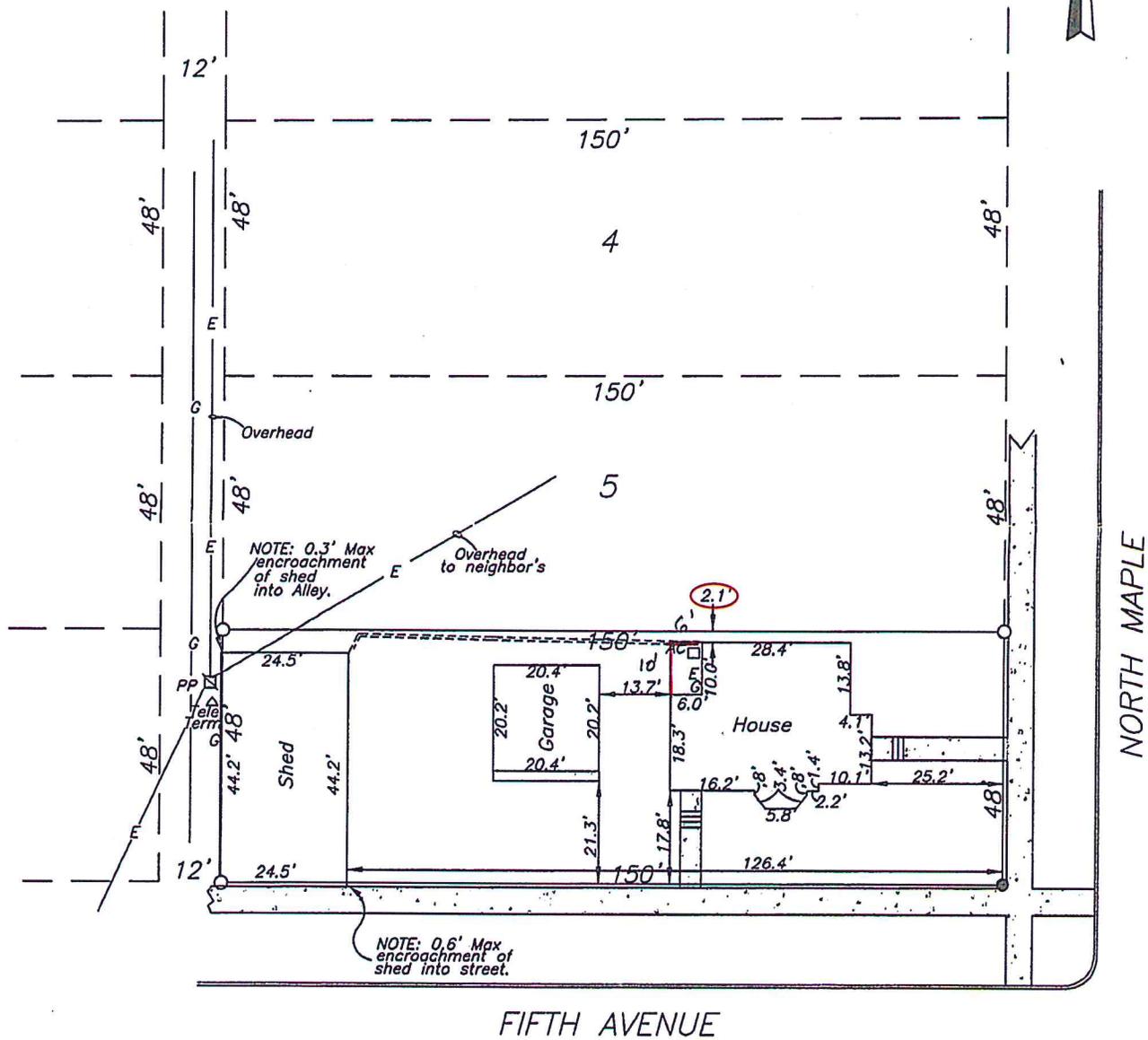
to the north side (most effected by Addition) currently has little privacy due to back door of his house will corner of my house. By extending Addition to west, with no windows on North side, would provide him with additional privacy. Also Addition would square off old kitchen Addition and even out the corner to the north.

Because of the configuration of house when built 124 years ago the lots were designed to work with house floor plans of that time. The lot creates a land hardship to accommodation for a need of an indoor bathroom/laundry room on main level of house.

I'm asking to add on a 6x10 Addition to allow for a main floor bathroom/laundry room. This is the only space available for this Addition.

Plot Plan of Lot 6 Block 32 of the plat entitled "Syndicate Addition to Watertown," Codington County, South Dakota.

June 1, 1993
Scale: 1"=30'
○ Property Corner
● Property Pin Rec.

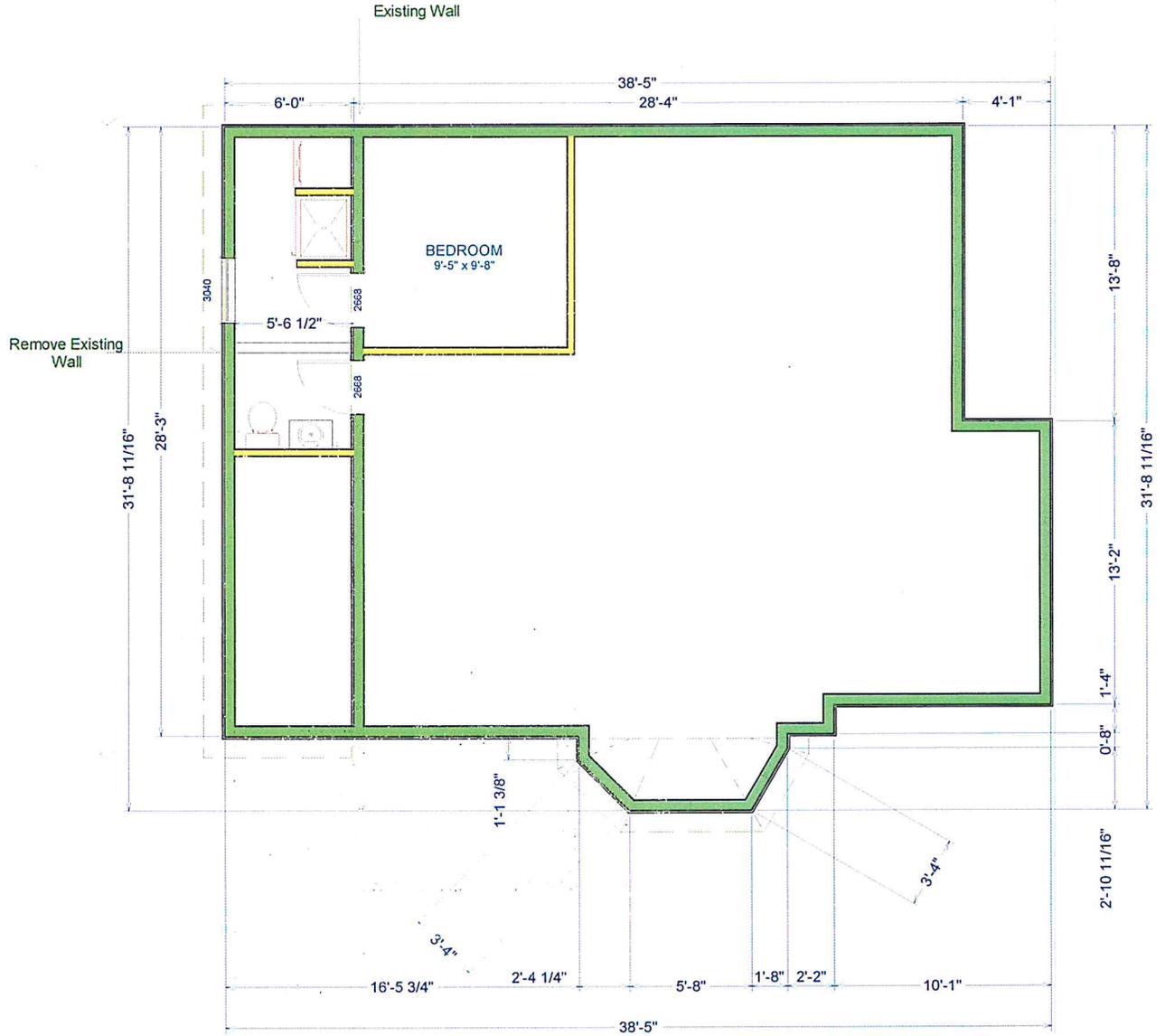


Owner:

**Brenda Kay Owens
501 North Maple**

Subject to Easements and Encroachments
not Found of Record

Reg Prof Eng and Land Surveyor



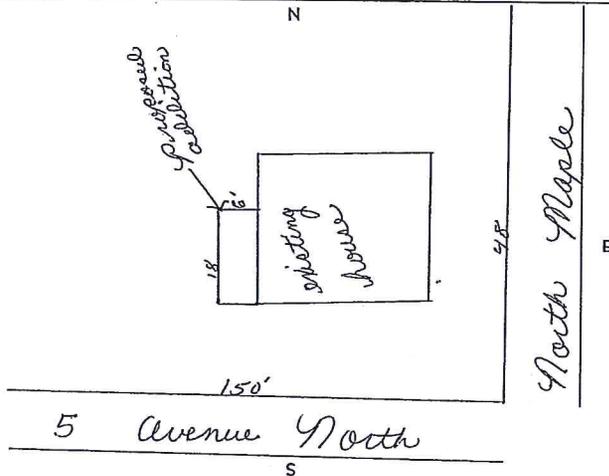
CASHWAY LUMBER 191 N. Broadway Watertown, SD	SCALE: 1/8 in = 1 ft	DATE: 3/17/2016	DRAWN BY: MG	DRAWING NAME:EA Brenda G006894 ft	This print is for Cashway Lumber's use only. Cashway Lumber is not responsible for any errors or omissions. All specs must be customer verified.
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APPLICATION FOR BUILDING PERMIT No 2167

GOOD FOR ONE YEAR ONLY

Tile Walls	
Cement Block Walls	
Concrete Walls	
Brick Walls	
BASEMENT AREA	
(N) P (Full)	
EXTERIOR WALLS	
Siding on Sheathing	
Single Siding	
Wood or Comp. Shingles	
Pete Building	
Sucreo on Frame	
Stucco on Tile or C.B.	
Face Brick Veneer	
Face Brick on Tile or C.B.	
Common Brick Veneer	
Com. Brick on Tile or C.B.	
Asbestos Siding	
Aluminum Siding	
Steel Siding	
Wall Insulation	
Roof Insulation	
ROOF TYPE	
Hip Gable	<input checked="" type="checkbox"/>
Mansard Flat	
ROOFING	
Asphalt Shingle	<input checked="" type="checkbox"/>
Wood Shingle	
Asbestos Shingle	
Slate	
Steel	
Pitch and Gravel	
FLOORS	
Cement	<input checked="" type="checkbox"/>
Earth	
Pine	
Hardwood	<input checked="" type="checkbox"/>
Physcore	
INTERIOR FINISH	
Pine	
Hardwood	
Plaster	
Sheet Rock	<input checked="" type="checkbox"/>
Wall Board	
Painted	
Paneling	
Unfinished Int.	
HEATING	
Propane Units	
Steam or Vapor Units	
Hot Water	
Electric	<input checked="" type="checkbox"/>
Gas Furnace	
Oil Furnace	
Space Heater	
Air Conditioning	
Coal Stoker	
Gas Conversion	
No Heating System	
PLUMBING	
Bath Rooms	<input checked="" type="checkbox"/>
St. Shower Bath Room	
Stall Shower Extra	
Toilet Rooms	
Water Closet Extra	
Lavatory Extra	
Septic Tank or Cess Pool	
Water Only	
No Plumbing	

Zone _____ Date May 7, 1982
 Proposed Construction Addition to house
 Size 6 x 18 Height _____ Lot Area _____
 House No. 501 North Maple
 Description: Lot 6 Block 32 Addition Syndicate
 Estimated Cost \$27,270.00 Fee \$1,500.00 Plans Filed _____
 Details not mentioned above: _____



NO PART OF STRUCTURE WILL BE NEARER THAN THE ESTABLISHED HOUSE LINE IN THE BLOCK. PROJECT MUST BE STARTED WITHIN ONE YEAR OR THIS PERMIT WILL EXPIRE.

IT IS HEREBY AGREED between the undersigned, as owner, his agent or servant, and the City of Watertown, that for and in consideration of the premises and the permit to construct, erect, alter or install and the occupancy of building as above described, to be issued and granted by the Building Inspector, that the work thereon will be done in accordance with the descriptions herein set forth in this statement, and as more fully described in the specifications and plans herewith filed; and it is further agreed to construct, erect, alter or install and occupy in strict compliance with the ordinances of the City of Watertown; and to obey any and all lawful orders of the City Engineer of the City of Watertown and all State Laws relating to the construction, alteration, repairs, removal and safety of buildings and other structures and permanent building equipment.

Owner's Name Betty Greenfield Address 501 N. Maple
 By Larry Lantz By Larry Ruppberg - 6-5800
 Dated May 7, 1982 Approved by: _____
 Authorized by: Dennis D. Brinkman Building Inspector

Fire Chief _____ Members of Board of Adjustment _____

PERMIT APPROVAL

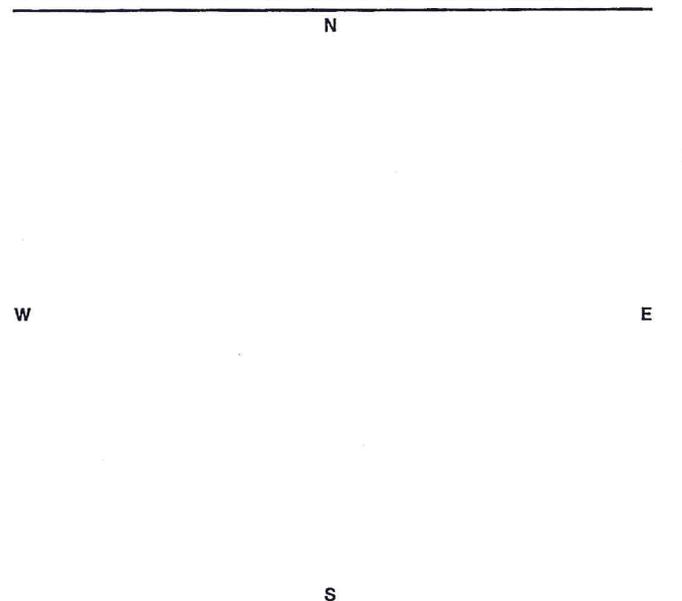
THIS PERMIT is issued with the understanding that the owner and contractor will conform to all ordinances governing such work. This permit is revokable for cause.
 Issued this 7th day of May, 1982 Donald J. Jensen City Engineer

Form 47.P.O.-1M-8-81

APPLICATION FOR BUILDING PERMIT No 7392

FOUNDATION	
Concrete Slab	
Concrete Block Walls	
Concrete Walls	
Wood Walls	
BASEMENT AREA	
N P F	
EXTERIOR WALLS	
Siding on Sheathing	
Single Siding	
Double Wall	
Pole Building	
Column Building	
Concrete Block	
Face Brick Veneer	
Face Brick on C.B.	
Hardboard Siding	
Wood Siding	
Aluminum Siding	
Steel Siding	
Wall Insulation	
Roof Insulation	
ROOF TYPE	
Hip Gable	
Mansard Flat	
ROOFING	
Asphalt Shingle	
Wood Shingle	
Membrane Roof	
Slate	
Steel	
Pitch and Gravel	
FLOORS	
Concrete	
Earth	
Gravel	
Physcore	
INTERIOR FINISH	
Wood	
Concrete Block	
Steel	
Sheet Rock	
Type X Sheetrock	
Painted	
Paneling	
Unfinished Int.	
HEATING	
Solar	
Heat Pump	
Hot Water	
Electric	
Gas Furnace	
Oil Furnace	
Geothermal	
Air Conditioning	
Fireplace	
Wood Stove	
No Heating System	
PLUMBING	
Rough In	
Bath Rooms	
Kitchen	
Laundry	
No Plumbing	

Zone _____ Date September 26, 1996
 Proposed Construction remodeling - converting store/commercial
 Size _____ Sq. Ft. _____ Height _____
 Address 15 5th Avenue NE Lot Area _____
 Lot 6 Block 32 Addition Syndicate
 Estimated Cost \$8,000.00 Fee \$27.50 Plans Filed _____
 Details not mentioned above: to a single family house



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Owner Brenda Ovesal Address 501 North Maple
 By John Lantz
 Dated September 26, 1996 Contractor John Lantz Bob Stanton

PERMIT APPROVAL

Authorized by: Dennis D. Brinkman Building Official
 Fire Chief _____
 City Engineer _____

IMPACT Printing, Watertown, SD

NOTICE: THE BOARD OF ADJUSTMENT WILL MEET FRIDAY, JUNE 24, 1977 AT 9 O'CLOCK A. M. IN THE COUNCIL CHAMBERS TO ACT ON THIS APPLICATION. Larson & Kranz

APPLICATION FOR BUILDING PERMIT N^o 393

GOOD FOR ONE YEAR ONLY

FOUNDATION				
Tile Walls				
Cement Block Walls				
Concrete Walls				
Brick Walls				
BASEMENT AREA				
N	P	F		
EXTERIOR WALLS				
Siding on Sheathing				
Single Siding				
Wood or Comp. Shingles				
Pole Building				
Stucco on Frame				
Stucco on Tile or C.B.				
Face Brick Veneer				
Face Brick on Tile or C.B.				
Common Brick Veneer				
Com. Brick on Tile or C.B.				
Asbestos Siding				
Aluminum Siding				
Steel Siding				
Wall Insulation				
Roof Insulation				
ROOF TYPE				
Hip	Gable			
Mansard	Flat			
ROOFING				
Asphalt Shingle				
Wood Shingle				
Asbestos Shingle				
Slate				
Steel				
Pitch and Gravel				
FLOORS				
	B	1st	2nd	3rd
Cement				
Earth				
Pine				
Hardwood				
Plyscore				
INTERIOR FINISH				
	1st	2nd	3rd	
Pine				
Hardwood				
Plaster				
Sheet Rock				
Wall Board				
Painted				
Paneling				
Unfinished Int.				
HEATING				
Propane Units				
Steam or Vapor Units				
Hot Water				
Electric				
Gas, Furnace				
Oil Furnace				
Space Heater				
Air Conditioning				
Coal Stoker				
Gas Conversion				
No Heating System				
PLUMBING				
Bath Rooms				
St. Shower Bath Room				
Stall Shower Extra				
Toilet Rooms				
Water Closet Extra				
Lavatory Extra				
Septic Tank or Cess Pool				
Water Only				
No Plumbing				

Zone R-3 Date 6-21 1977
 Proposed Construction Remodel & Occupancy Permit
 Size Existing Bldg. Height _____ Lot Area _____
 House No. 15-5th Ave. N.E.
 Description: Lot 6 Block 32 Addition Syndicate
 Estimated Cost 1500.00 Fee 12.50 Plans Filed _____
 Details not mentioned above: _____

Variance = Occupancy not permitted in R-3.

To be remodeled to meet Uniform Bldg. Code for said Occupancy.

H. Lebert

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NO PART OF STRUCTURE WILL BE NEARER THAN THE ESTABLISHED HOUSE LINE IN THE BLOCK. PROJECT MUST BE STARTED WITHIN ONE YEAR OR THIS PERMIT WILL EXPIRE.

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Owner's Name Roger Konrady Address 1217 10th. S.E.

By _____

Dated _____, 19_____ Approved by: Donald F. Weston

Authorized by: E. Hansen

Building Inspector _____

Fire Chief _____ Members of Board of Adjustment

PERMIT APPROVAL

THIS PERMIT is issued with the understanding that the owner and contractor will conform to all ordinances governing such work. This permit is revokable for cause.

Issued this _____

day of _____, 19_____ City Engineer

Appl. # 393 was presented, Roger Konrady, 15 5th Ave. N.E., to remodel and occupancy permit. Howard Lebert made comments on the application in regard to occupancy variance and the fire hazard. Mr. Konrady will open business of furniture repair and refinishing. Has over 50% of signatures required. Business in a R3 Zone to be considered, business will require using materials that are flammable, however he is not using tanks for the refinishing material. Motion was made to approve by Ivan Jensen with stipulation that no tanks will be used and that the remodeling will meet all fire codes and other codes, seconded by Richard Cave, and upon roll call all voted aye, motion carried.

Owens 501 N Maple



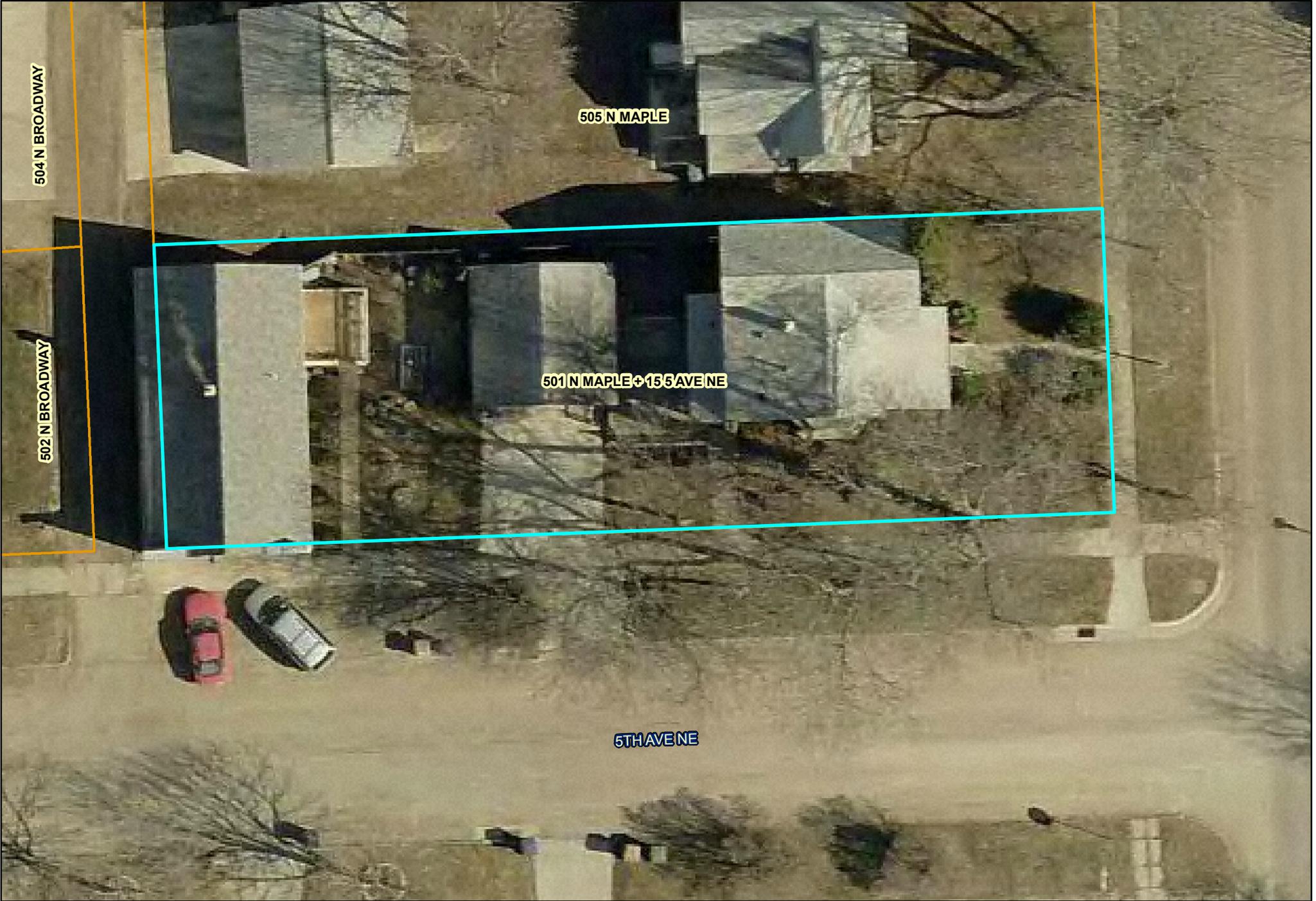
504 N BROADWAY

502 N BROADWAY

505 N MAPLE

501 N MAPLE + 156 AVE NE

5TH AVE NE



STAFF REPORT
Appeal #16602

Owner/Applicant: **Brenda Owens**
Property Address: **501 N Maple**
Legal: **Lot 6, Blk 32, Syndicate Addition**

- Application was submitted** requesting to construct a **nonconforming 60 sq ft (6'x10') addition onto a nonconforming single family dwelling** located on a substandard 7,200 sq ft R-2a zoned parcel; said structure proposed to be constructed :
 - 2.1'** from the side (north) property line, where a minimum **6'** setback is required.
- Application was denied** based on the following ordinance regulations:
 - §21.0302 prohibits the creation of nonconforming structures, and the enlargement of nonconforming structures so as to further conflict with ordinance regulations;
 - §21.1001 Height & Placement Regulations;
 - §21.6001 All required yards (setbacks) shall be open, unoccupied space, extending from the natural ground level to the sky with no obstructions...; and
 - §21.6002 No (adjacent) open space shall be used to satisfy any yard (setback) required for any other structure,... no yard (setback) shall be reduced in dimension below the minimum requirements set for the district in which such yard or lot is located.
- Applicant appeals** the above (#2) requirements of the current Zoning Ordinance.

<u>R-2a District Regulations:</u>	<u>SFD</u>	<u>2FD*</u>	<u>Existing/Proposed</u>
Minimum Lot Area:	6,000 sq ft	10,000 sq ft	7,200 sq ft
Minimum Lot Width:	50'	85'	48'
Front south & east	25'	25'	~14' & 25' / NA
Side north (& west NA)	6'	6'	2.1' to 12.1' / 2.1'
Bldg Rqts (21.73):	15' grass blvd w/4 blvd trees		-50' grass south side
Infr Rqts (Titles 5, 18, 21 & 24):	sidewalk / trl, c/g		
Min. Off-St Pkg (21.63): **2/sfd	2	4	2 w/unapproved inset pkg

*For comparison purposes (as this property has two (2) Single Family Dwellings on it).
**meet minimum OSPS standards for size, location, etc... To be counted, a "legal" Off-Street Parking Space must allow the exit of a vehicle without moving another vehicle.

PROPERTY HISTORY:

c.1900 no BP	501 N Maple	Dwelling (east) & garage
c.1925 no BP	15 5 th Ave NE	Dwelling (west)
1977 393 Konrady, Roger	15 5 th Ave NE	Remodel: wood working, furniture repair & refinishing, and second hand store
1996 7392 Owens, Brenda	15 5 th Ave NE	Remodel: converting store to SFD
1997 no BP	15 5 th Ave NE	132 sf deck on west structure
1982 2167 Greenfield, Betty	501 N Maple	6x18 Addition to house w/main level half bath
2003 no BP	501 N Maple	296 sf deck joining (east) house & garage

STAFF FINDS THAT:

(all public notice requirements have been met)

- All buildings on this R-2a zoned parcel are noncompliant in *Height & Placement Regulations*, and there are two (2) Single Family Dwellings where Zoning Ordinance allows for only one (1) primary structure.
- Approval of this request would enlarge an already nonconforming structure (2,036 sq ft single family dwelling) with a nonconforming addition, creating further conflict with ordinance regulations which is prohibited by §21.0302.
- There is ~ 229.5 sq ft (17'x13.5') of legal buildable area available between the house and garage for the construction of compliant addition(s), without variance(s).
- This parcel lacks standard Blvd & Infrastructure requirements (Blvd grass & c/g); if application is endorsed, this board may consider fulfillment or correction of any/all of those requirements in conjunction with any structural improvements authorized by Building Permit.

See attached

Written Request, Site Plan, Aerial Map, BPs & minutes

Mtg date: April 7, 2016

FOUNDATION

Concrete Slab	
Concrete Block Walls	
Concrete Walls	
Wood Walls	

BASEMENT AREA

N	C	P	S	F
---	---	---	---	---

EXTERIOR WALLS

Siding on Sheathing	
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Column Building	
Concrete Block Walls	
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Vinyl/Wood Siding	
Steel Siding	
Brick/Stone/Stucco	
Wall Insulation	
Roof Insulation	
Other	

ROOF TYPE

Hip	Gable
Mansard	Flat

ROOFING

Asphalt Shingle	
Membrane Roof	
Steel	
Other	

FLOORS

	B	1st	2nd
Concrete			
Gravel/Earth			
Plyscore			

INTERIOR FINISH

	B	1st	2nd
Sheet Rock			
Type X Sheetrock			
Other			
Unfinished			

HEATING

Solar/Geothermal	
Heat Pump/Hot Water	
Electric	
Gas Furnace	
Air Conditioning	
Fireplace/Stove	
No Heating System	

PLUMBING

	B	1st	2nd
Rough In			
Bath Rooms			
Kitchen			
Laundry			
No Plumbing			

SITE REQUIREMENTS

Grass Blvd/Trees	
Sidewalks	
ESC > 1 acre	Y N
DLA	X
WORTP	

FLOOD HAZARD

Floodway	
1% (100 yr.)	
.2% (500 yr.)	
Out	X
Req'd Elev.	
Proposed Elev.	
Elev. Cert Req'd	
Flood Proof/Non Sub	
DFIRM Date	

APPLICATION FOR BUILDING PERMIT

16601

Zone R-1 Date _____ Co. Rcd# 7595

Proposed Construction unattached Garage

Size 28' x 46' Sq. Ft. 1,288 sq Height 18' / 10' suds

Address 1525 Grand View Av. Lot Area 20,472^{sq}

Lot 13, + Lot 14 - W56.75', + 540' Lot 11 - W56.75' + 540' Lot 12

Block 7 Addition Grand View

Estimated Value _____ Fee _____ BOA Fee Plans

Details Appeals: \$21,0302 prohibiting the design & creation

of non-oen structures: \$21,1000 N H & P Regs for All Structures;
\$21,6001 All Reg'd Yds (SBs) shall be open (unocc'd space;
and \$21,6002 NO Adjacent^{open} space shall be used to satisfy
any Yard (SB) required for Any other structure + NO Yard
(SB) shall be reduced below the minimum Reg'd for that zone.

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Owner Ross, Aimee Schulte Address SIAA (owner occ'd)

By _____

Dated _____ Contractor _____

4/7/16
Members of Board of Adjustment

PERMIT APPROVAL

Authorized by:

Building Official

Fire Chief

City Engineer

March 14, 2016

Watertown Board of Adjustment

PO Box 910

Watertown, SD 57201

Dear Board Members,

Ross and Aimee Schulte of 1525 Grandview Drive, Watertown, SD are requesting a variance to the 10' set back on the north boundary of our property. Our intentions are to build a 2 stall garage on the north side of our house with street access off of 16th Ave NE. Due to a utility easement running through this area, a 2 stall garage is not possible without extending into the 10' set back. The property adjacent to this set back is a city park. Please review the attached site plan for further explanation:

Street Address: 1525 Grandview Drive Watertown, SD 57201

Legal Description: Lot 13 & Lot 14 Less W 56.75' & S 40' Lot 11 Less W 56.75' & S 40' Lot 12. Block 7 Grandview Addition

Thank you for your consideration on this matter. If you have further questions, you may reach me at the phone number or email listed above.

Sincerely,



Ross Schulte

RS

PLOT PLAN

CN111571 ✓

OWNERS: ROSS K. & AIMEE M. SCHULTE

ADDRESS: 1525 GRANDVIEW DRIVE WATERTOWN, SD 57201

LEGAL DESCRIPTION: LOT 14, LESS THE WEST 56.75', ALL OF LOT 13, THE SOUTH 40' OF LOT 11, LESS THE WEST 56.75', AND THE SOUTH 40' OF LOT 12, ALL IN BLOCK 7, GRAND VIEW ADDITION TO THE CITY OF WATERTOWN, CODINGTON COUNTY, SOUTH DAKOTA SUBJECT TO EASEMENTS & ENCROACHMENTS NOT FOUND OF RECORD.

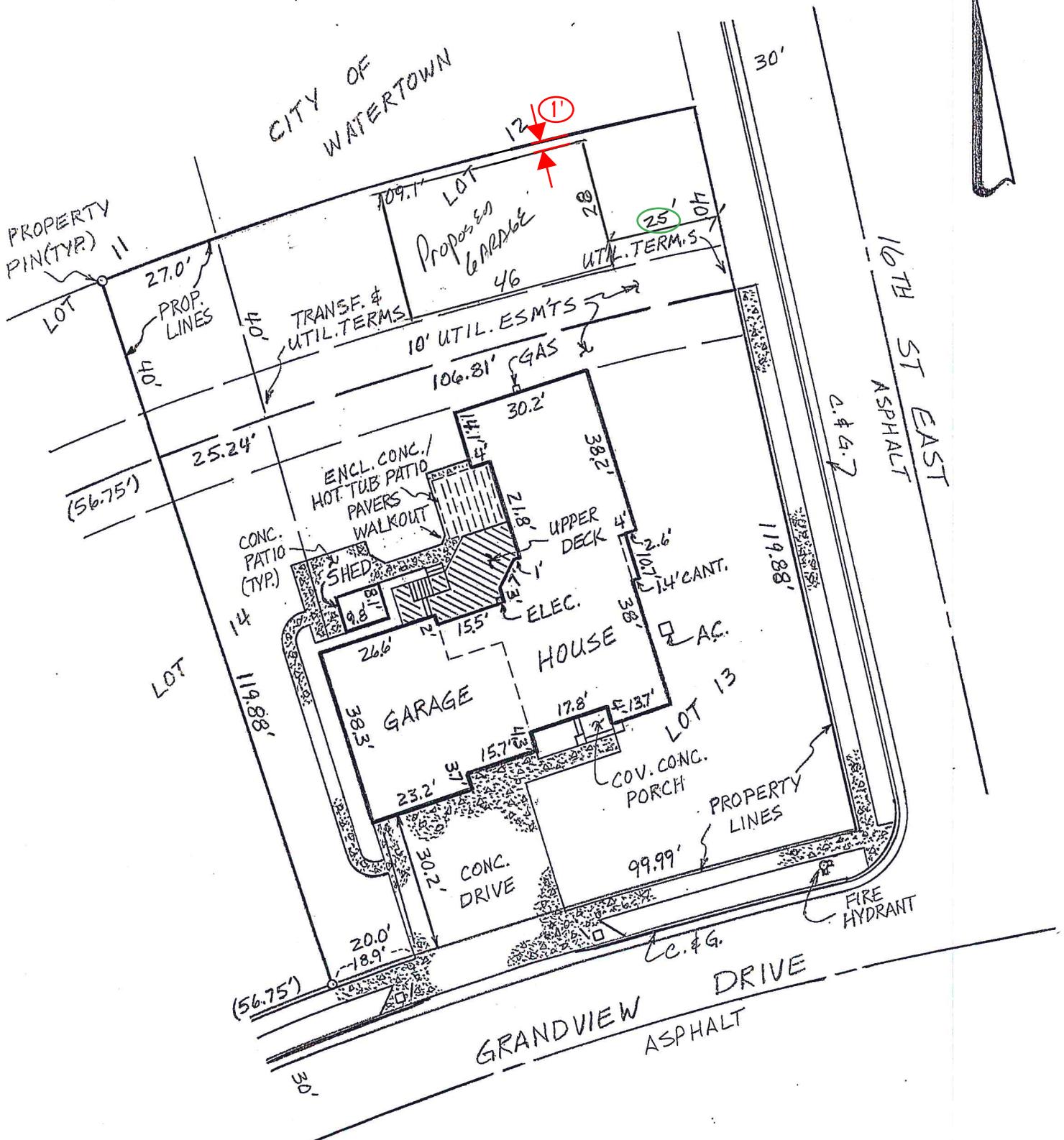
SURVEYED BY:

Darwin D. Brinkman

REGISTERED LAND SURVEYOR

MAY 21, 2011

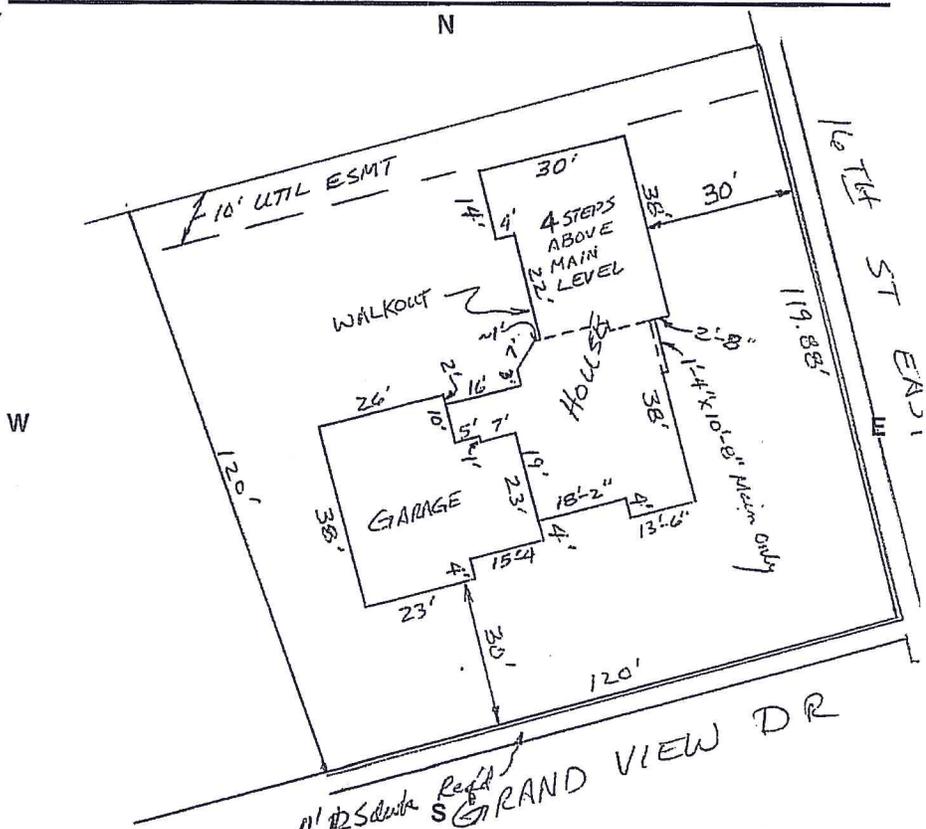
SCALE 1" = 30'



APPLICATION FOR BUILDING PERMIT No 4768

Zone R-1 Date 4/26 1990
 Proposed Construction House w/ attached Garage
 Size 1257 Main w/ 1243 Bsmt; 1014 sq. ft. w/ Fin. Walkout Bsmt Sq. Ft. 1257 Garage Height _____
 House No. 1525 Grand View Drive Lot Area _____
 Lot 13 & 14 less W 56.75' Block 7 Addition Grand View
 Estimated Cost \$125,000.00 Fee \$282.50 Plans Filed _____
 Details not mentioned above: _____

FOUNDATION			
Concrete Slab			
Concrete Block Walls			X
Concrete Walls			
Wood Walls			
BASEMENT AREA			
N	P	(F)	
EXTERIOR WALLS			
Siding on Sheathing			X
Single Siding			
Double Wall			
Pole Building			
Column Building			
Concrete Block			
Face Brick Veneer			South X Only
Face Brick on C.B.			
Hardboard Siding			X
Wood Siding			
Aluminum Siding			
Steel Siding			
Wall Insulation			X
Roof Insulation			X
ROOF TYPE			
Hip			Gable X
Mansard			Flat
ROOFING			
Asphalt Shingle			X
Wood Shingle			
Membrane Roof			
Slate			
Steel			
Pitch and Gravel			
FLOORS			
	B	1st	2nd
Concrete		X	
Earth			
Gravel			
Plyscore			X
INTERIOR FINISH			
	B	1st	2nd
Wood			
Concrete Block			
Steel			
Sheet Rock		X	X
Type X Sheetrock		X	X
Painted			
Paneling			
Unfinished Int.		X	Partial
HEATING			
Solar			
Heat Pump			
Hot Water			
Electric			
Gas Furnace			X
Oil Furnace			
Geothermal			
Air Conditioning			X
Fireplace			
Wood Stove			
No Heating System			
PLUMBING			
	B	1st	2nd
Rough In			
Bath Rooms		1	2 1/2
Kitchen			X
Laundry			X
No Plumbing			



BUILDING PERMIT SHALL BE GOOD FOR ONE (1) YEAR FROM THE DATE OF ISSUANCE. PROJECTS WHICH ARE NOT COMPLETED WITHIN ONE YEAR MUST BE RENEWED.

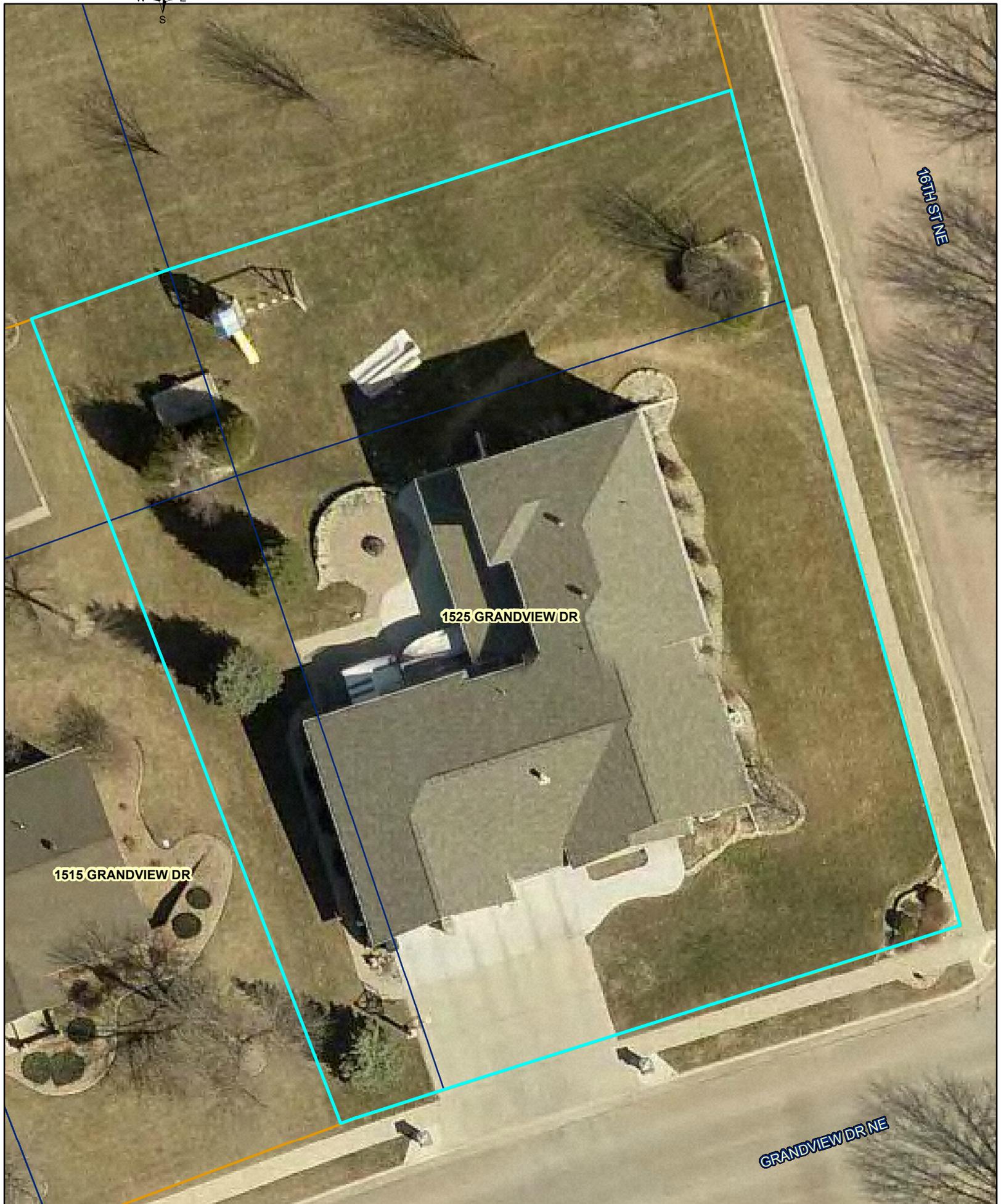
IT IS HEREBY AGREED between the undersigned, as owner, his agent or servant, and the City of Watertown, that for and in consideration of the premises and the permit to construct, erect, alter or install and the occupancy of building as above described, to be issued and granted by the Building Official, that the work thereon will be done in accordance with the descriptions herein set forth in this statement, and as more fully described in the specifications and plans herewith filed; and it is further agreed to construct, erect, alter or install and occupy in strict compliance with the ordinances of the City of Watertown; and to obey any and all lawful orders of the City Engineer of the City of Watertown and all State Laws relating to the construction, alteration, repairs, removal and safety of buildings and other structures and permanent building equipment.

Owner Dan Krantz Address 45 Sunrise Drive
 By Bill Wtn
 Dated April 26, 1990 Larry's Lumber, Inc
Contractor

PERMIT APPROVAL

Authorized by: [Signature] Building Official
 Members of Board of Adjustment
 _____ Fire Chief
 _____ City Engineer





1525 GRANDVIEW DR

1515 GRANDVIEW DR

16TH ST NE

GRANDVIEW DR NE

STAFF REPORT

Appeal #16601

Owner/Applicant: **Ross & Aimee Schulte**
 Property Address: **1525 Grand View Dr**
 Legal: **Lot 13, & Lot 14 -W56.75', & S40' Lot 11 -W56.75', & S40' Lot 12, Blk 7, Grand View Addition**

1. *Application was submitted* requesting to construct a **nonconforming 1,288 sq ft (28'x46')** **unattached garage** on a 20,472 sq ft parcel located in the R-1 Single Family Residential District; said accessory structure proposed to be constructed as close as:

- **1'** from the side (north) property line, where a minimum **9'** is required.

2. *Application was denied* based on the following ordinance regulations:

- §21.0302 prohibits the design and creation of nonconforming structures;
- §21.1002 Height & Placement Regulations for Accessory Structures;
- §21.6001 All required yards (setbacks) shall be open, unoccupied space, extending from the natural ground level to the sky with no obstructions...; and
- §21.6002 **No (adjacent) open space shall be used to satisfy any yard (setback) required for any other structure**, ... no yard (setback) shall be reduced in dimension below the minimum requirements set for the district in which such yard or lot is located.

3. *Applicant appeals* the above (#2) requirements of the current Zoning Ordinance.

	<u>R-1 District Regulations:</u>	<u>existing / proposed:</u>
Min Lot Area:	10,000 sq ft	20,472 sq ft
Min Lot Width:	85'	119.99'
Front: (S & E):	25' & 25'	NA & 25'
Side (N & W):	9' & 9'	1' & ~65'
Blvd Rqts (21.73):	15' grass w/6 trees	0 Blvd trees
Infr Rqts (Titles 5, 18, 21 & 24):	4' sw/trl, c&g	lacks ~ 40' sw (NE)
Off-street pkg (OSP) (21.63):	min: 2/SFD	5 stall garage / 9 stalls

HISTORY:

#4768	1990	Krantz	house w/attached garage on Lot 13, & Lot 14 -W56.75'
-----	1992	Krantz	purchased the S40' Lot 12, & S40' Lot 11 -W56.75'
#14303㢐	2012	Schulte	interior/exterior remodel & windows replacement

STAFF FINDS THAT:

(all public notice requirements have been met)

- Approval of this request would create a nonconforming property where currently there exists a compliant primary structure (single family dwelling with a 1,257 sq ft attached garage) setting on a compliant R-1 zoned parcel.
- Applicant has reasonable use of this 20, 472 sq ft parcel, but reasons that the City owned property (to the north) is justifiably utilized to satisfy their private property setback requirements, which is prohibited by §21.6002: *No (adjacent) open space shall be used to satisfy any yard (setback) required for any other structure, ...*
- A portion of an adjacent platted Lot (to the north) was acquired in 1992; as a consequence, the new amalgamated parcel is bisected by two (2) ten ft (10') utility easements, upon which placement of any structure requiring a Building Permit is prohibited.
- There is ~ 2,142 sq ft of legal buildable area available to the north of the platted utility easements, for the placement of compliant accessory structure(s), without variance(s).
- This parcel lacks standard Blvd & Infrastructure requirements (Blvd trees & sidewalk); if application is endorsed, this board may consider fulfillment of any/all of those requirements in conjunction with any structural improvements authorized by Building Permit.

See attached

Written Request, Site Plan, Aerial Map

Mtg date: April 7, 2016