

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

February 18, 2016

Present: Shriver, Stein, Stonebarger, Dahle, MaGuire, Hanson, & Arnold
Absent: Johnson & Albertsen
Also Present: Ken Bucholz, Jill Steiner, Shane Waterman, Stanton Fox, Luke Muller, Mark Meier, Pete Boyle, Rob Beynon, & Mayor Thorson & others

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

Stonebarger motioned to approve the 2/4/2016 minutes, MaGuire seconded, motion carried unanimously.

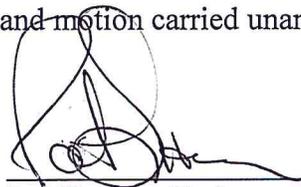
Public Hearing: Appeal No. 16533

Applicants Travis & Lisa Carrico appeal the terms of Zoning Ordinance sections 21.0302; 21.1001; 21.1002; 21.6001; & 21.6002 as they apply to their property located in the R-2a Single Family Attached District

Application was submitted requesting to construct a nonconforming 1,098 sq ft garage addition onto a compliant single family dwelling located at 308 9th St NE; said addition is proposed to be constructed as close as 4.2' from the rear (east) property line where a minimum 25' setback is required, and 12.9' from the side (south) property line where a minimum 20' setback is required (as a garage which is entered perpendicular to an alley cannot be located closer than twenty (20) feet to the alley line). Currently, this 10,240 sq ft R-2a zoned parcel consists of a compliant single family dwelling, utility shed, and a nonconforming unattached 480 sq ft (20'x24') double garage which sets 4.2' from the rear (east) property line. There is a 15' wide unimproved platted alley on the east side of the property, and a 15' wide graveled platted alley (effectively a dead-end alley) on the south side.

The staff report was orated. Several other properties in this area (Belmont Addn) have vacated their unused alleys so as to be utilized as private property. There was discussion on vacation as an option if the alley is not used by the public enough to warrant the required 20' parking area on the south side of the proposed garage (in front of the overhead doors). Municipal Utilities has no objection, but would reserve right to an easement. Lisa Carrico was present for questions; the Carricos say that there is a drainage-way on the north side of their property which runs east to west, and therefore the proposed addition cannot be constructed further to the north. Adjacent land owners (Scrivers) were present with an interest in the easterly north/south alley, as their 909 3rd Ave NE rental property's garage entrance faces east. MaGuire voiced interest in vacation of the south (east/west) alley; Shriver advised that the Carricos could petition for vacation. Stein motioned to approve, Arnold seconded and motion carried unanimously.

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



Pat Shriver, Chairman