

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

April 7, 2016

Present: Shriver, Stein, Dahle, Hanson, & Arnold  
Absent: Johnson, Stonebarger, MaGuire, & Albertsen  
Also Present: Ken Bucholz, Jill Steiner, Shane Waterman, Luke Muller, Lisa Carrico, Mark Meier,  
Pete Boyer, Chip Premus, & others

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

Arnold motioned to approve the 3/24/2016 minutes, Dahle seconded, motion carried unanimously.

**Public Hearing: Appeal No. 16602**

**Applicant appeals the terms of Zoning Ordinance Sections 21.0302, 21.1001, & Chapter 21.60 to allow for the construction of a nonconforming addition onto a nonconforming single family dwelling located in the R-2A Single Family Attached Residential District**

Brenda Owens submitted application requesting to construct a nonconforming 60 sq ft (6'x10') addition onto a nonconforming single family dwelling located @ 501 N Maple; said structure proposed to be constructed 2.1' from the side (north) property line, where a minimum 6' setback is required. The staff report was orated. Owens and her contractor Paul Waldron were present; she would like to construct a full bathroom on the main level of her home. They confirmed that rain gutter will also be installed. There was no opposition. Stein motioned to approve; Hanson seconded and motion carried unanimously.

**Public Hearing: Appeal No. 16601**

**Applicant appeals the terms of Zoning Ordinance Sections 21.0302, 21.1002, & Chapter 21.60 to allow for the construction of a nonconforming unattached garage in the R-1 Single Family Residential District**

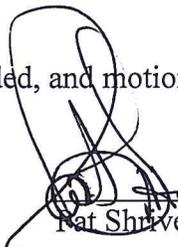
Ross & Aimee Schulte submitted application requesting to construct a nonconforming 1,288 sq ft (28'x46') unattached garage, on a 20,472 sq ft parcel located @ 1525 Grand View Dr; said accessory structure proposed to be constructed as close as 1' from the side (north) property line, where a minimum 9' is required. The staff report was orated. Chairman Shriver clarified that the City owned property behind the Schulte property serves as a (storm water) detention holding area. Ross Schulte confirmed that the garage would match the house. There was discussion on the size and position of the proposed structure. There was neighborhood opposition and support for this application. Arnold motioned to approve, in-line with the east side of the house; Hanson seconded and motion carried unanimously.

***OLD BUSINESS:***

**Conditional Use Application No. 16547:** Tabled 3/10/2016

WITHDRAWN

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

  
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Pat Shriver, Chairman