

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

June 9, 2016

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

MaGuire motioned to approve the 5/5/2016 minutes, Dahle seconded, motion carried unanimously.

Public Hearing: Conditional Use Application No. 16771

Applicant seeks approval to allow for a three (3) family dwelling in the R-2a Single Family Attached Residential District, pursuant to §21.1804 & §21.1603(2) and conditional to *Specific Rules Governing Individual Conditional Uses* including but not limited to §21.0202(2b6a-h)

Marlin West (Midland Builders, Inc) seeks approval for the conversion of a two (2) family dwelling into a three (3) family dwelling, on a substandard 6,600 sq ft parcel located @ 612 E Kemp (Apts A,B&C). The parcel does not meet the Ordinance's 7,500 sq ft Minimum Lot Size requirement for the requested increase in dwelling unit density. Sufficient backyard area exists for six (6) 90° off-street parking spaces. West was present. Finding compliance with §21.0202(2b6a-h) *SRGICUs*, Arnold motioned to approve, Dahle seconded, and motion carried unanimously.

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



Pat Shriver, Chairman
Dennis Arnold, Vice Chairman