

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

**October 13, 2016**

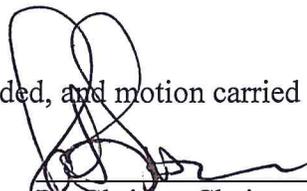
Present: Shriver, Hanson, Dahle, Arnold, & Albertsen  
Absent: Stonebarger, Stein, MaGuire & Johnson  
Also Present: Jill Steiner, Justin Goetz, Brandi Hanten, & Pete Boyle

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

**Public Hearing: Appeal No. 17027**  
**applicant appeals the terms of Zoning Ordinance sections 21.0302, 21.1001, 21.6001, & 21.6002 to allow for the construction of a nonconforming single family dwelling in the R-1 Single Family District**

Heath Rylance submitted application to construct a nonconforming 2,781 sq ft (single story) single family dwelling with attached garage, on a ~12,285 sq ft parcel located @ 582 S Lake Dr; said structure is proposed to be constructed: 8' from the rear (south) property line, where a minimum 25' setback is required. The staff report was orated. In June 2016, Rylance was one of 15 property owners who successfully petitioned to vacate a portion of the S Lake Drive right-of-way that lies adjacent to their properties. This property gained 1,890 sq ft (18'x105') of buildable area with the vacation of that public right-of-way, making for approximately 5,394 sq ft of compliant buildable area on this property in which to construct without variances. When asked for the hardship, Ray Rylance cited a large future front deck and optimum positioning of the garage as reasons for the need for variances. Albertsen motioned to approve; Arnold seconded and motion carried unanimously.

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

  
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Pat Shriver, Chairman