

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

**April 18, 2019**

Present: Hanson, Brink, Ford, Stein, & Oletzke  
Absent: Dahle, Dargatz-Johnson, Kays, & Culhane

Also Present: Ken Bucholz, Jill Steiner, Heath VonEye, Brandi Hanten, Matt Roby, Pete Boyer,  
Mark Meier, Chip Premus, Colin Paulsen, & others

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

Hanson motioned to approve the March 21, 2019 minutes, Ford seconded, motion carried unanimously.

**Public Hearing: Appeal No. 19454**

**Applicants appeal the requirements of the Zoning Ordinance, seeking variance relief from sections 21.0302, 21.1002, & 21.60, to allow for the construction of a nonconforming unattached garage in the R-3 Multi-Family Residential District:**

Adam & Amanda Wientjes (present) submitted application to construct a nonconforming unattached garage on a substandard 7,200 sq ft platted corner lot located @ 522 4th St NE; said structure is proposed to be constructed: 14' from the front (north) property line, where a minimum 25' is required, and 1,008 sq ft (28'x36') in area, where a maximum 936 sq ft garage is allowed. The staff report was orated. If approved, a 192 sq ft (12'x16') shed will be removed. Adam Wientjes fielded questions from the board. Stein asked why he could not build a conforming garage; Wientjes cited the need of street instead of alley access for ease of backing trailers, more storage area, and that the lot does not allow for the garage layout he wants. The board debated the need for street access vs alley access. City Engineer VonEye advised the removal of the (west) gravel access with restoration of green boulevard if the new 36' east access is approved. Brink motioned to reduce the size to 26'x36' to allow for a 16' front (north) setback, WRTP sidewalk, and eliminate the existing (west) gravel access re-establishing the grassed blvd; Oletzke seconded and motion carried unanimously.

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



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Stein, Vice Chairman