



Board of Adjustment Agenda Item

Subject: Board Consideration of a Conditional Use Request for a Boat House in the R-1 Single Family Residential District on the property located at 934 South Lake Drive

Meeting: Board of Adjustment - Oct 28 2024

From: Heath VonEye, Assistant City Manager/Public Works Director

BACKGROUND INFORMATION:

Owner: Charles Parrack

Applicant/Agent: Tony Arnold

Address: 934 South Lake Drive, Watertown, SD 57201

Legal Description: Lot 3, Less Daily's Outlot and Less Outlot 1, and the South 25' of Outlot 1 of Lot 3, Sylvan Heights to the Municipality of Watertown, Codington County, South Dakota

Conditional Use Request:

The applicant is seeking Conditional Use approval pursuant to §21.1002.5.d. permitting a boat house to be constructed on a lot adjacent to the shores of Lake Kampeska contingent upon compliance with §21.0202 under 2.b.7(a-h).

The boathouse will be used for jetski and lake equipment storage and will be a total of 320 SF with a flat roof construction and railing to utilize the space. With the topography, the boathouse will be built into the side hill as a one-story structure. There is currently a primary structure and accessory structure under 200 SF located on the property. A boathouse is allowed in addition to the existing structures on the property that is 34,300 SF in size. The minimum lot size for a property in the R-1 Single Family Residential District is 9,000 SF.

Before any conditional use shall be issued, the Board shall make written findings certifying compliance with the specific rules governing individual conditional uses and the satisfactory provision and arrangement has been made concerning the following, where applicable:

- (a) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
- (b) Off-street parking and loading areas where required, with particular attention to the items in (1) above and the economic, noise, glare or odor effects of the conditional use on adjoining properties and properties generally in the district.
- (c) Refuse and service areas, with particular reference to the items in (a) and (b) above,
- (d) Utilities, with reference to locations, availability and compatibility.
- (e) Screening and buffering with reference to type, dimensions and character.

- (f) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic affect, and compatibility and harmony with properties in the district.
- (g) Required yards and other open space.
- (h) General compatibility with adjacent properties and other property in the district.

FINANCIAL CONSIDERATIONS:

N/A

OVERSIGHT / PROJECT RESPONSIBILITY:

Brandi Hanten, Community Development Manager

Carla Heuer, Planner

STAFF RECOMMENDATION / SUGGESTED MOTION:

Staff recommends approval of the Conditional Use Request through the following motion:

I move to approve the Conditional Use Request for a Boat House in the R-1 Single Family Residential District on the property located at 934 South Lake Drive

ATTACHMENT(S):

[Application](#)

[Vicinity Map](#)

[Site Plan](#)

[Foundation Exhibit](#)

[East View Exhibit](#)




[Side View Exhibit](#)

Conditional Use Application

CU-24-22

Submitted On: Oct 1, 2024

Applicant

 Tony Arnold
 6058808497
 tonyarnoldconstruction@gmail.com

Primary Location

934 N LAKE DR
WATERTOWN, SD 57201

Applicant Information

Applicant is...

Other

Main Contact Phone Number

605-880-8497

Main Contact Address

517 20th Ave NW, Watertown SD

Main Contact Information

Responsible party for all correspondence throughout the project.

Main Contact Name

Tony Arnold

Main Contact Email

tonyarnoldconstruction@gmail.com

Property Information

Address of Conditional Use Request

934 S Lake Dr.

Owner Name

Charles Parrack

Legal Description

Lot 3, less Daily's outlot and less outlot 1, and the south 25'of outlot 1 of lot 3, Sylvan heights, Codington County, SD

Property Zoning District

R-1 Single Family Residential District

Requested Conditional Use

Boat house / Storage

Please reference Title 21
(<https://www.watertownsd.us/DocumentCenter/View/2382/Ordinance-Book-for-Website?bidId=>) for applicable conditional uses in specific districts.

Describe how the use will be established on the property

This will be used as storage in the winter and a place to keep jet skis inside for summer and winter

How many parking spaces are provided on site for the proposed use?

0

What is the square footage of the structure the use will encompass?

320

Justification for Request

Before any conditional use shall be issued, the Board shall make written findings certifying compliance with the specific rules governing individual conditional uses and the satisfactory provision and arrangement has been made concerning the following, where applicable:

Please answer the below items (a-h) on how they are addressed on the property or how the requested conditional use will be accommodated for if approved. If an item(s) will not be affected, insert "NA" in that field(s).

A. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

remain the same

B. Off-street parking and loading areas where required, with particular attention to the items in (1) above and the economic, noise, glare or odor effects of the conditional use on adjoining properties and properties generally in the district.

remain the same

C. Refuse and service areas, with particular reference to the items in (a) and (b) above

remain the same

D. Utilities, with reference to locations, availability and compatibility

only electrical will be needed

E. Screening and buffering with reference to type, dimensions and character

remain the same

F. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic affect, and compatibility and harmony with properties in the district.

remain the same

G. Required yards and other open space.

new building that will have the adiquite offsets from property lines

H. General compatibility with adjacent properties and other property in the district

remain the same

You can also upload any site plans, images, sketches, etc. in the attachment section later in the application if that helps to better explain your request.

Sign Posting

Provided by the City, a sign must be posted by the applicant on the property requesting a conditional use at least five (5) days before the time of hearing, per City Ordinance Ch. 21. 0202 2.B.3.

City staff will send notification when the sign is ready to be picked up via OpenGov. Please check the application or the email address provided for notification.

I acknowledge that I will be required to post the sign stating the requested conditional use for the above referenced property.

true

Acknowledgement

I, the undersigned, do hereby affirm the above statements are true and correct and agree to comply with the provisions of the ordinances of the City of Watertown and the approved plans and specifications accompanying this application.

true

I am the...

Developer

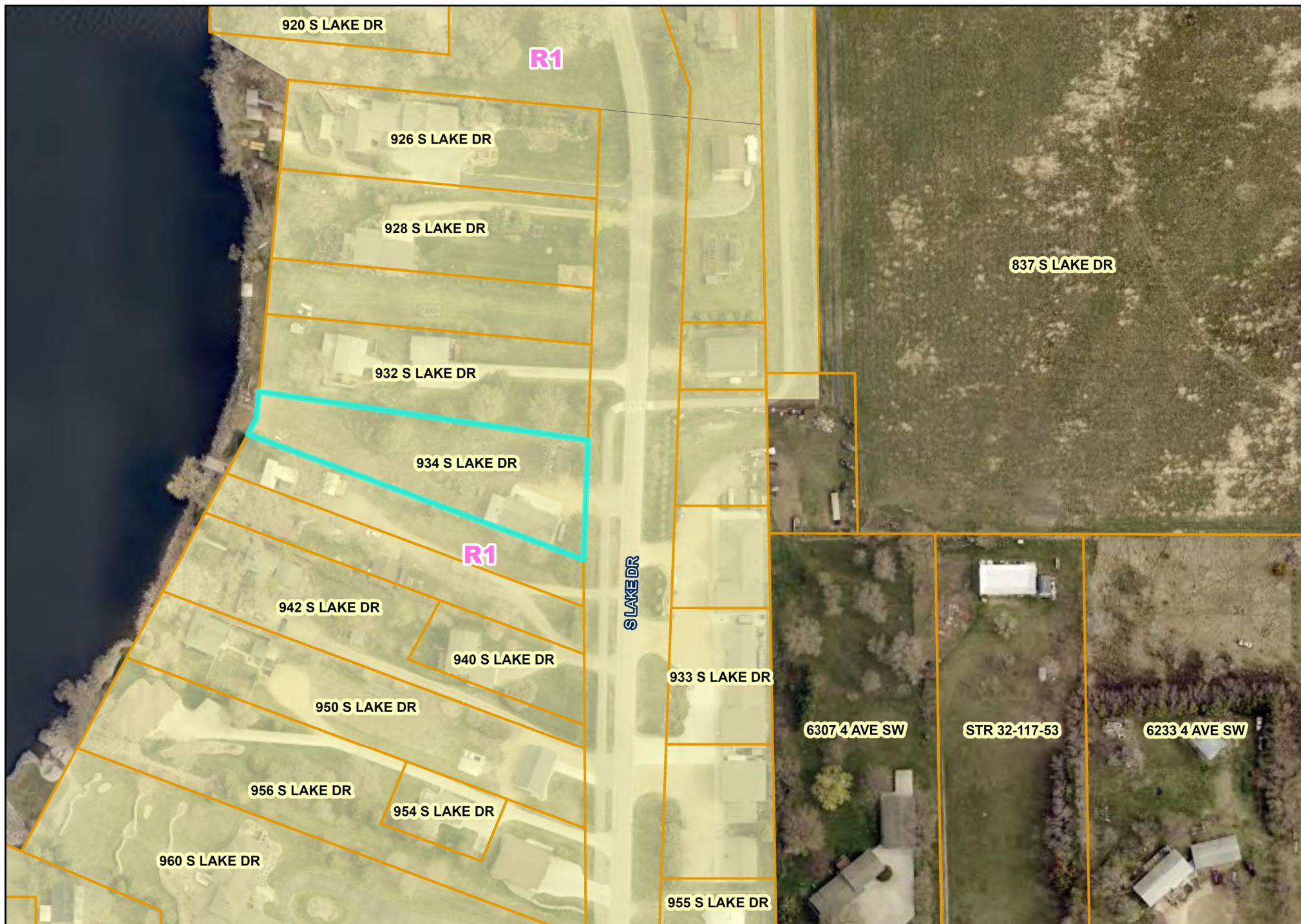
Date

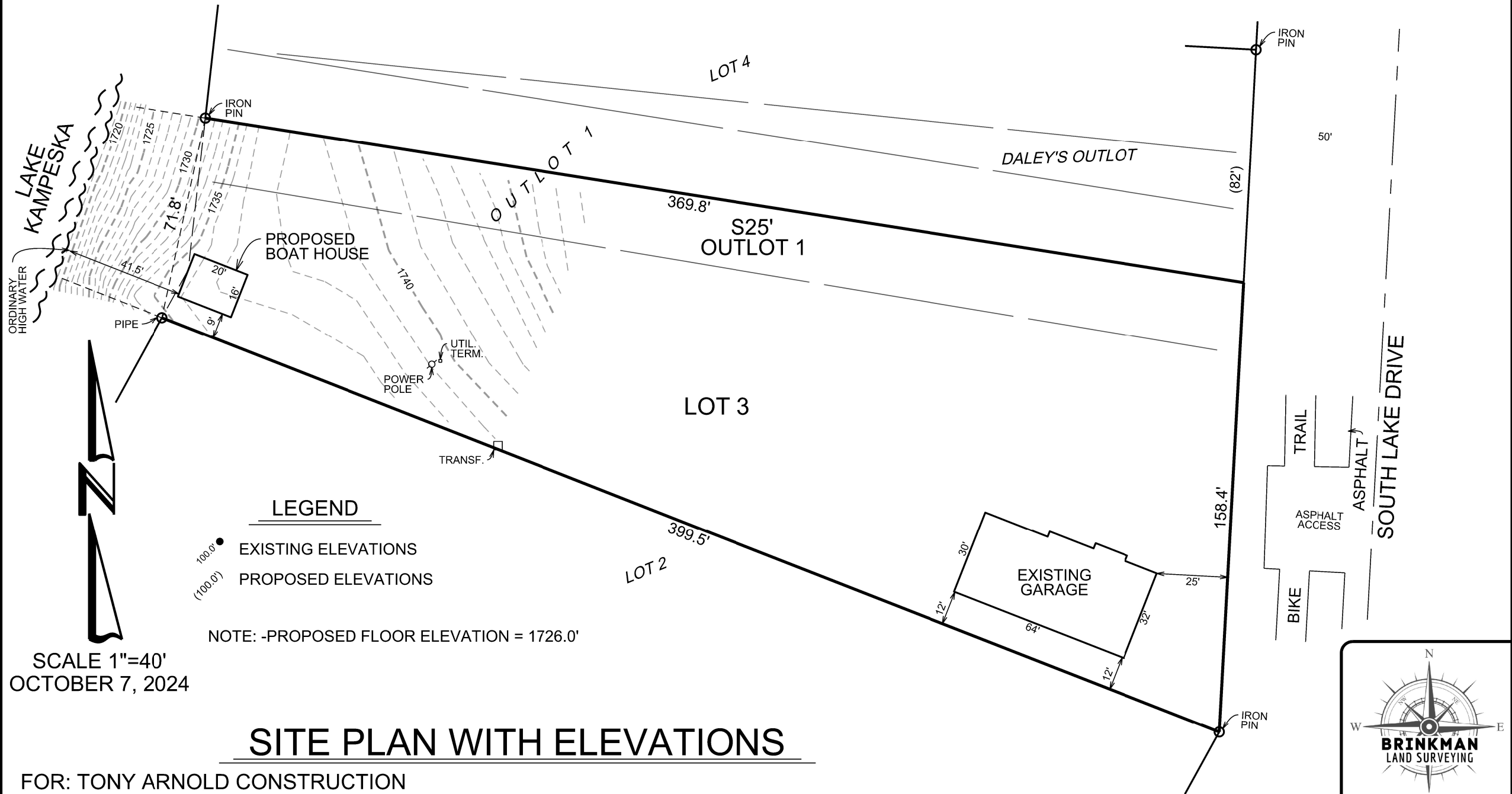
10/01/2024



Vicinity Map

0 55 110 220 Feet
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SCALE 1"=40'
OCTOBER 7, 2024

LEGEND
● 100.0' EXISTING ELEVATIONS
(100.0') PROPOSED ELEVATIONS

NOTE: -PROPOSED FLOOR ELEVATION = 1726.0'

SITE PLAN WITH ELEVATIONS

FOR: TONY ARNOLD CONSTRUCTION
ADDRESS: 934 SOUTH LAKE DRIVE, WATERTOWN, SD 57201
LEGAL DESCRIPTION: LOT 3, LESS DALEY'S OUTLOT AND LESS OUTLOT 1, AND THE SOUTH 25'
OF OUTLOT 1 OF LOT 3, SYLVAN HEIGHTS, CODINGTON COUNTY, SOUTH DAKOTA

BRINKMAN
LAND SURVEYING

17275 449th Ave.
Watertown, S.D. 57201
Brandon Huppler
Cell: (605) 520-5526
Email: Brandon.Huppler@outlook.com

Project Number: 24-562 Date: 10/7/2024

