

JJ

CODINGTON COUNTY
VARIANCE APPLICATION

APPLICANT (PRINT): CHRISTIAN LUCAS PHONE: 520.904.9232

ADDRESS: 1306 S. LAKE DR WATERTOWN SD. 57201

OWNER (PRINT): 174 STREET, LLC PHONE: 520.904.9232
IF DIFFERENT THAN APPLICANT

ADDRESS: 1306 S. LAKE DR. WATERTOWN SD. 57201

I/WE, THE UNDERSIGNED, DO HEREBY PETITION THE BOARD OF ADJUSTMENT OF CODINGTON COUNTY, SOUTH DAKOTA, TO ISSUE A VARIANCE FOR THE PROPERTY DESCRIBED AS:

LEGAL DESCRIPTION (PLEASE PRINT OR TYPE)

Hindman OL 1' in SW 1/4,
P.A. STR 11-116-53, HINDMAN OL: 11-116-53

GENERAL AREA OR STREET ADDRESS: 45224 174th STREET WATERTOWN SD.

EXISTING LAND USE: unoccupied residence EXISTING ZONING: JT-RR

SIZE OF PARCEL: ACRES 2.25 LOT DIMENSIONS: WIDTH 214 FT LENGTH 394 FT DEPTH 520 FT

SURROUNDING LAND USE NORTH: Rail Road Tracks
SOUTH: Public Roadway
EAST: (RESIDENTIAL NEIGHBORS)
WEST: (RESIDENTIAL NEIGHBORS)

PLEASE DESCRIBE WHAT YOU PROPOSE TO DO AND WHY YOU ARE SEEKING A VARIANCE (ATTACH A SEPARATE SHEET OF PAPER IF NECESSARY)

Build A 100x60 Shop with 16' wall Height
North Set Back: 126', South Set Back 334', East Set Back 57'
Residential Dwellings will be completed within 1 year.
West Set Back 57'

SIGNATURE OF APPLICANT _____

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) _____

NOTE: A SKETCH OF PROPOSED PROPERTY SHALL ACCOMPANY THIS APPLICATION, SHOWING THE FOLLOWING:

- 1. NORTH DIRECTION
- 2. DIMENSIONS OF PROPOSED STRUCTURE
- 3. STREET NAMES
- 4. OTHER INFORMATION AS MAY BE REQUESTED
- 5. LOCATION OF PROPOSED STRUCTURE ON LOT
- 6. DIMENSIONS OF FRONT AND SIDE SETBACKS
- 7. LOCATION OF ADJACENT EXISTING BUILDINGS

PLEASE USE THE ATTACHED SKETCH INSTRUCTION SHEET FOR AN EXAMPLE

DATE FILED WITH ZONING OFFICE: 4-29-2022 FOR OFFICIAL USE ONLY

FEE PAID (NON-REFUNDABLE): _____

DATE OF HEARING: 5-16-2022

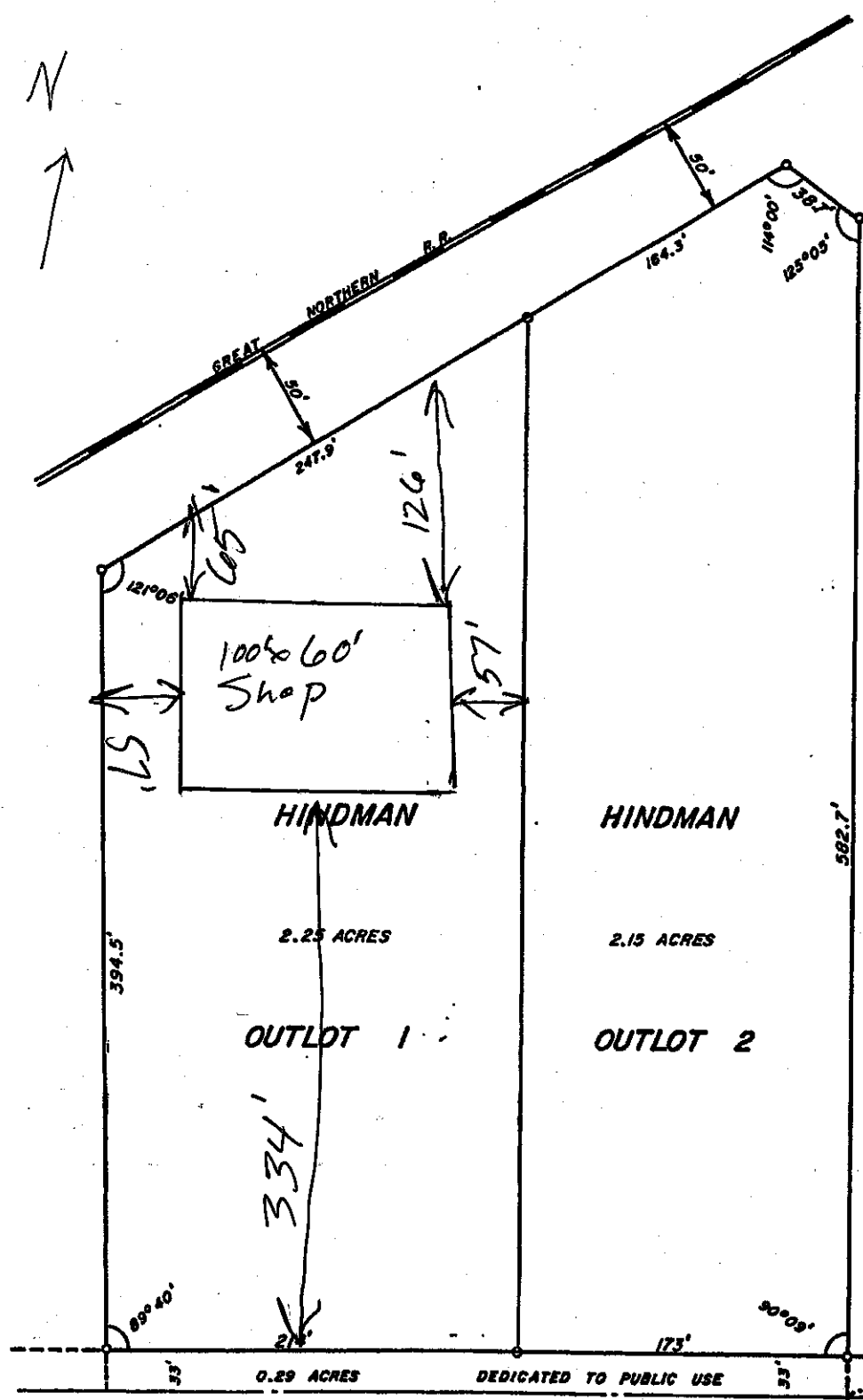
ACTION BY BOARD OF ADJUSTMENT: _____ YES _____ NO

EFFECTIVE DATE: _____

5.14.1
Table 5.14.1

VARIANCE # _____

BUILDING PERMIT # _____



PLAT OF:
HINDMAN OUTLOTS
SEC. 11 T116N
CODINGTON, CO

2.25 ACRES

2.15 ACRES

OUTLOT 1

OUTLOT 2

0.29 ACRES

DEDICATED TO PUBLIC USE

SOUTH LINE SEC. 11