

**FEBRUARY 2025
CODINGTON COUNTY/CITY OF WATERTOWN
JOINT BOARD OF ADJUSTMENT
STAFF REPORT**

TUESDAY – FEBRUARY 18, 2025 – 12:30 p.m.

CODINGTON COUNTY/CITY OF WATERTOWN JOINT BOARD OF ADJUSTMENT

ITEM #1 (1) VARIANCE

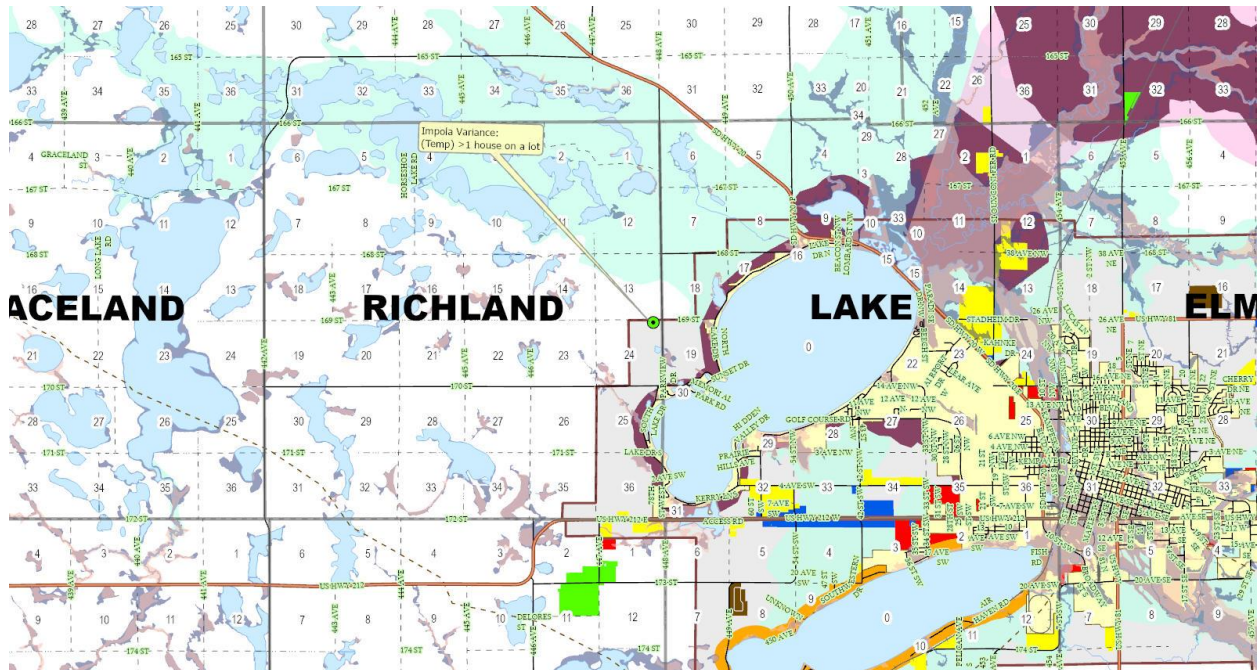
Owners/Applicants: Jethro Impola

Property Description: East 1,054 Feet of the North 909.22 Feet of the Northeast Quarter, Section 24, Township 117 North, Range 54 West of the 5th P.M., Codington County, South Dakota. (Richland Township)

Lat/Long (at approach): 44.9341485; -97.2517504

Action Items –

Variance – more than one principal structure per lot (5.20)



Zoning Designation: Agricultural District

Request: The Impola's seek to replace their existing house on the above described property

Impola Variance:
(Temporarily Allow) More than One Primary Use on a Lot



History/Issue(s):

1. The Impola's live on the above described property.
2. They seek to start construction on a new house in the same yard this year.
3. The Impola's seek to reside in the existing house until the new house is completed. Then to tear down or move off the old house.
4. The existing 22 acre parcel was granted farmstead exemption in March of 1987 (Latunski).
5. The proposed new house is located less than one-half mile from a concentrated animal feeding operation (Zemlicka).
 - a. Conditional Use Permit IS NOT required in the joint area for a new house less than half mile from an existing CAFO provided the applicant for the house sign a "Waiver of Setback from Existing CAFO."

Staff recommendations:

Variance to temporarily allow two principal structures on the same lot- Staff recommends approval of the variance for 2 principal structures subject to the applicant signing a letter of assurance agreeing to remove the existing residential structure from the above-described parcel within one year of taking occupancy of the new home.