

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

August 23, 2018

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

Absent: Olson & Oletzke

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

The Board of Adjustment convened at approximately 4:15 PM, in the Council Chambers, City Hall, 23 2nd Street NE; Blake Dahle, Chairman, presiding.

Dargatz-Johnson motioned to approve the August 9, 2018 minutes, Kays seconded, motion carried unanimously.

Conditional Use Application No. 19168

for the construction of a four family dwelling in the R2a Single Family Attached Residential District pursuant to §21.1804 & §21.1603(2), and contingent upon compliance with SRGICUs, including but not limited to §21.0202(2)b(7a-h):

Applicant Greg Hoftiezer (present) seeks approval for the construction of a multi-family building with four (4) attached dwelling units @ 1209 3rd Ave SE (new addresses TBD). The staff report was orated. The proposed driveway width is 38' (x2) which provides for eight (8) OSPS: four (4) in front and four (4) in back. All refuse containers will be serviced on street. The proposed parcel is a merger of four (4) platted lots, for which a Development Lot Agreement is required in lieu of re-platting. Seeing that the area is heavily lacking in sidewalk connectivity, Kays motioned to approve conditional to Waiver of Right to Protest sidewalk, and compliance with the rest of the required blvd/infra requirements. Culhane seconded, and motion carried unanimously.

Conditional Use Application No. 19167

to operate a Home Occupation from a single family dwelling located in the R2a Single Family Attached Residential District, per §21.1804, §21.1603(1), & §21.1403(5); contingent upon compliance with Chapter 21.70 Home Occupations and Standards, and SRGISUs including but not limited to §21.0202(2b7a-h):

Applicant Allison Solis (present) seeks approval to operate a personal services business from her primary residence located @ 15 4th Ave SW. She proposes to utilize 587.5 sq ft (20%) of the single family dwelling for her microblading business. The staff report was orated. The property currently has (*inside*) garage space for two (2) legal off-street parking spaces, sufficient for the primary (SFD), but there are zero (0) *outside* off-street parking spaces for secondary (home occupation customer) use. Two (2) anonymous adjacent property owners called with concerns re: parking. Kays stated that he will not consider anonymous objections. Solis is certified for microblading. She has acknowledged understanding and compliance with all City Ordinance regulations for Home Occupations. Finding that the application shows satisfactory provision and arrangement for the secondary use, Kays motioned to approve, conditional to compliance with state tattooing regulations 44-12 and any microblading regs that may come forward, and biohazard collection standards; Culhane seconded, and motion carried unanimously.

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



Blake Dahle, Chairman