

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

**March 21, 2019**

Present: Dahle, Brink, Kays, Ford, Stein, & Oletzke  
Absent: Dargatz-Johnson, Hanson, & 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; Chairman Dahle, presiding.

Brink motioned to approve the March 7, 2019 minutes, Kays seconded, motion carried unanimously.

**Public Hearing: Conditional Use Application No. 19430**

**Applicant seeks approval to operate a Day Care Home Occupation in the R-2A Single Family Attached Residential District pursuant to §21.1804, §21.1603(1), & §21.1403(1)&(5); contingent upon compliance with Chapter 21.70 Home Occupations & Standards and §21.0202(2)b(7a-h) SRGICUs:**

Anna Karenina Gabler (present) seeks to operate a Home Day Care business out of her home located @ 121 1st St SW. She proposes to utilize the 2,430 sq ft single family dwelling (SFD) as a Home Day Care facility for up to twelve (12) children, including her own. The staff report was orated. Gabler has acknowledged understanding and compliance with all City Ordinance regulations for Home Occupations; she plans to be registered with the state. The property surpasses the minimum square footage of interior floor area and (to be fenced) outdoor recreation space required per §21.1403(1). Currently, there are two (2) legal off-street parking spaces on the property for both primary (SFD) and secondary (Day Care business) uses. The Gablers have requested a curb cut on 1<sup>st</sup> St W in order to add a parking space for clients in the NE corner of the front yard.

The Engineering Dept is not in favor of the front parking space due to inadequate length available between house and sidewalk and other adverse impacts to the general compatibility of the neighborhood such as: consequent removal of a healthy blvd tree, and front-access being uncharacteristic to the design of this alley-access block. A parking pad off the alley, beside the garage, was recommended instead. Seeing that satisfactory provision and arrangement has been made concerning §21.0202(2)b(7a-h), Kays motioned to approve, conditional to a max 12 children; backyard fenced recreational area w/in one year of state registration (*if* registered – however, SD registration is *not* required); and additional off-street parking is not necessary, but a parking pad beside the garage may be installed if Gablers want (*not* in front yard). Oletzke seconded the motion, and motion carried unanimously.

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



Blake Dahle, Chairman

Mark Stein Vice-Chair