

# AGENDA

## **BOARD OF ADJUSTMENT**

**July 6, 2020 – 5:15 p.m.**

Pursuant to SDCL 11-4-21, the Board of Adjustment, City of Pierre, gives notice that at 5:15 p.m., July 6, 2020 the Board of Adjustment will hold a meeting at the City Hall Commission Room, 2301 Patron Parkway .

**Phone in/Teleconference meeting - the meeting will be held via conference phone. Board members and participants can phone in at 773-2295, PIN no. 1880 to participate.**

The Board shall consider the following matters:

**Item 1: Jeffrey and Mildred Hill, 1114 E Capitol Ave**

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Seeking three variances: One for lot coverage and two for encroachments into required side yards.

Pursuant to City of Pierre Ordinance 12-5-306:

*All buildings, including accessory buildings, shall not cover more than thirty (30) percent of the area of the lot.*

*Each lot shall have front, side and rear yards of not less than the depth or widths following:*

- 1. Front yard depth – twenty-five (25) feet.*
- 2. Rear yard depth – twenty-five (25) feet.*
- 3. Side yard width - Six (6) feet but the sum of the two side yards shall not be less than fifteen (15) feet.*

The request is to build an addition to an attached garage as this garage has been reconfigured for a wheelchair ramp, preventing vehicle parking. Behind the expanded garage, a covered patio is proposed. The other addition will add a second bathroom and closets to the home.

The 176 s.f. garage addition and 160 s.f. covered patio addition will encroach 5.4' into the 9' east side yard setback and the 106 s.f. house addition will match the existing wall at the alley side and encroach 3' into the 6' west side yard setback. The total added square footage is 444 s.f. Allowable lot coverage for this 8,428 s.f. lot is 2,528.4 s.f. The existing structures currently total 2,240.8 s.f., and the new proposed total would be 2,684.8 s.f., which is 155.6 s.f. over allowed for 31.8% lot coverage.

**Item 2: Kami Marts, 114 Hemlock Ave**

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Seeking a variance for a 10' privacy wall within the required rear setback of a residence.

Pursuant to City of Pierre Ordinance 12-2-115:

*Fences shall be limited to 48 inches on any adjacent side lot line from the front property line to the front of the principal building or any adjacent principal building, whichever is furthest from the front property line. If the neighboring lot does not have an existing structure the fences and hedges shall be limited to 48 inches from the front property line to the front of the principal building. On all other portions of lot lines, fences, hedges and continuous foliage barriers may not exceed a height of 80 inches.*

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*IF SPECIAL ACCOMMODATIONS ARE NECESSARY, PLEASE NOTIFY THE BUILDING SERVICES OFFICE AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO THE DAY OF THE MEETING. FOR MORE INFORMATION, CALL (605) 773-7341.*

The request is to build a 10' tall privacy wall around a previously permitted deck to decrease the ability of the neighboring apartment building residents to see into the back yard. Applicant has built a fence, but the neighboring apartment property has a retaining wall which makes the top of the 6' existing fence approximately 3' from their side. Top of proposed wall would be 4' higher than existing fence.

**Item 3: Bill McEntaffer, 407 N Grand Ave**

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Seeking two variances: One for lot coverage and one for over-height garage.

**Pursuant to City of Pierre Ordinance 12-5-306:**

*All buildings, including accessory buildings, shall not cover more than thirty (30) percent of the area of the lot.*

**Pursuant to City of Pierre Ordinance 12-2-111:**

*Accessory buildings or structures shall be permitted to occupy a required yard with the following restrictions:*

- 1. No such accessory structure shall be greater than 16 feet in height nor be closer than 20 feet from any street line.*

*(Exception: A height for accessory structures not to exceed 20 feet in average height or the height of the principal building, whichever is greater, may be approved by the board of Adjustment to meet architectural features of the principal building.)*

The request is to construct a 24' x 24' accessory structure. Allowable lot coverage for this 6,580 s.f. lot is 1,974 s.f. The existing structure is 1,696 s.f., the proposed accessory structure is 576 s.f. for a proposed total of 2,272 s.f., which is 298 s.f. over allowed for 34.53% lot coverage. The accessory structure will be 23'-6" to the peak of the roof to conform to the design requirements of the historic district; this is 7'-6" higher than allowed.