

AGENDA

BOARD OF ADJUSTMENT

September 9, 2019 – 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., September 9, 2019 the Board of Adjustment will hold a meeting at the City Hall Commission Room , 2301 Patron Parkway , to consider the following matters:

James Wald & Sherri Sundem-Wald, 508 North Grand Avenue, are seeking a variance for lot coverage and over height for an accessory structure. Pursuant to City of Pierre ordinance 12-5-306, all buildings including accessory buildings shall not cover more than 30% of the area of the lot. The Wald's are requesting a 4.18% variance for total lot coverage of 34.18%. And, pursuant to City of Pierre ordinance 12-2-11, 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 Wald's are requesting a height of 18 feet.

Richard & Patricia Woolridge, 1003 Fairway Drive, are seeking an over height variance for an accessory structure, and a variance for the rear yard setback. Pursuant to City of Pierre ordinance 12-2-11, height for accessory structures not to exceed 20 feet in average height or the height of the principal building, whichever is greater, may be approve by the Board of Adjustment to meet architectural features of the principal building. The Woolridge's are requesting a building height of 19'-9". And, pursuant to City of Pierre ordinance 12-5-106, on every corner lot in a residential district there shall be provided on the adjacent streets a minimum front yard of 25 feet and a minimum side yard of 20 feet with the remaining yards to be a minimum of 25 feet and 6 feet. The Woolridge's are request variance to the rear yard of 10'-4", for a total rear yard setback of 14'-8".

Susan Zeigler, 218 North Highland Avenue, is requesting a variance for an over-sized front deck, and for the front yard setback. Pursuant to City of Pierre ordinance 12-5-105, in any residential district each dwelling hereafter erected shall have a front yard equal in depth to the average depth of the front yards of the lots immediately adjacent but no front yard shall be less than 15 feet unless allowed by the Board of Adjustment. Zeigler is requesting a 7 foot variance for the covered portion of the deck, for a total front yard setback of 8 feet. Also, pursuant to City of Pierre ordinance 12-2-110, open uncovered front decks, not wider than 12 feet may encroach 8 feet into the required front yard or 1/3 of the existing front yard, whichever is less, but no closer than 10 feet to any front property

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line. Based on 1/3 the existing front setback of 15 feet and not allowing any deck closer than 10 feet to the front property line, Zeigler is requesting a 2 foot variance for the front deck. And, Zeigler is also requesting a variance for the width of the deck of 7'6", for a total width of 19'6".

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