

BOARD OF ADJUSTMENTS MINUTES

April 6, 2020 – 5:15 p.m.

City Hall Commission Room

Members Present: Kevin Tviedt, Dave Kelley, Kristin Gabriel, Kari Williams, Andy Johnson

Guests in attendance: Tonya Kierstead

Staff Present: Matt Elberson, John Childs, Andrew Mentele

Chairperson Tviedt called the meeting to order at 5:15, Matt Elberson took roll.

Tviedt requested that the board go over the minutes from the previous two meetings.

Gabriel noted that in the minutes of 2/3/20, Item 1, paragraph 3, that the Woolridge' submitted the letters.

Elberson stated he would update those minutes.

Kelly moved to approve, Johnson seconded.

Tviedt asked if there were any comments. There being none, minutes of 2/3/20 were voted on and approved 5-0.

Williams moved to approve minutes of 3/2/20, Gabriel seconded.

Tviedt asked if there were any comments. There being none, minutes of 3/2/20 were voted on and approved 5-0.

Tviedt asked the board to move to the agenda item; explained that a hardship or need is required for a variance; explained that a supermajority of the Board needs to vote in favor for the variance to be approved.

Item 1:

Rock and Tanya Kierstead, 1000 N. Evans Street, seeking a variance for an encroachment into the side yard of a corner lot. 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 request is to replace a mobile home which burned with a new mobile home, and the unstable rear half of the lot drives placement in the proposed orientation. The Kiersteads are requesting a variance to encroach into the side yard 3'-3", for a total side yard setback of 16'-9" which is less than the encroachment of the previous structure.

Tviedt noted that the applicants were asking for a 3'-0" adjustment to the original request. Asked applicants to explain their revised request.

Kierstead stated that they pins were further away than they first thought. That they would like 9'-0" (on the North side) to allow for a HUD required second exit and a fire exit. She stated that they would still have 13'-9" to the property line, and also the 7'-3" from the property line to the curb, which is better than the old mobile home. They are asking for 9'-0" (on the North side), leaving 13'-9" on the South side leaving 12'-3" from the new mobile home to the curb. The old home caught fire on January 21, they want to put a nicer home on the lot which would make the neighborhood look better. She spoke to the neighbors regarding the request for a variance and none had any objections, they were happy to see an improvement. She got signatures from them on a letter noting no objections.

Tviedt asked Elberson if I had heard any comments from neighbors. Elberson noted he had heard none.

Tviedt asked if there were any questions from the Board. There were none.

Tviedt asked if there were any comments from the City. Childs noted this would be a positive addition to the neighborhood.

Tviedt stated that since there were no questions, anyone could take action.

Kelley moved to approve, Johnson seconded. A roll call vote was taken, and the variance was approved 5-0.

Kierstead thanked the board for their action.

Additional items:

Tviedt asked if there was anything else for the board to consider, Elberson said that there was one item possibly coming, however the city has not received the request for variance. Elberson said he would inform the board whether or not there would be a need for a Board of Adjustment meeting in May.

With no further business Tviedt asked if anyone wanted to move to adjourn. Gabriel moved, Williams seconded.
Meeting adjourned at 5:30

Minutes submitted by Matt Elberson