

AGENDA

BOARD OF ADJUSTMENT

February 3, 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., February 3, 2020 the Board of Adjustment will hold a meeting at the City Hall Commission Room, 2301 Patron Parkway, to consider the following matters:

Richard & Patricia Woolridge, 1003 Fairway Drive, 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 approved 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 requesting a variance to the rear yard of 10'-4", for a total rear yard setback of 14'-8".

Harry Briggs, 908 E. Capitol Ave, seeking a lot coverage variance for an accessory structure, a variance for the rear yard setback, and a variance for distance to alley for a detached garage. Pursuant to City of Pierre ordinance 12-2-111 (3), A detached garage, when being entered at an angle more than 45 degrees from an alley, shall be located such that the total turning radius into the garage is a minimum of thirty-five (35) feet, including the width of the adjacent alley, but no less than fifteen (15) feet measured at a right angle from the alley property line adjacent to the garage. Mr. Briggs is requesting to reconstruct a new garage in the same location, and using the same dimensions as the previous garage, which is (was) less than 35' from the face of the garage to the opposite edge of the alley and is less than 6' to the side yard property line. And, 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. Mr. Briggs lot is 5287.5 square feet in area, which is smaller than the 6,000 square feet specified in the ordinance. The existing home, including the covered porch is 1,707 square feet giving a lot coverage of 32%. The proposed lot coverage with the new garage would then be 38%, which would be the same as prior to the previous garage burning down.

Published once at the approximate cost of \$ 35.83

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