

CITY OF FORT PIERRE
BOARD OF ADJUSTMENTS AND APPEALS
December 28, 2016
WEDNESDAY

Chairman Brown called the Board of Adjustments and Appeals meeting to order at 5:30 p.m. The Board members present were, Brown, Leafgreen, Durick, Louder, Day and Sharkey. The City officials present were Hahn and Gloe. Also in attendance Brad Rathbun and Mindy Rathbun.

APPROVAL OF AGENDA

Leafgreen made a motion and Durick seconded to approve the agenda. Motion passed on Voice Vote.

APPROVAL OF MINUTES (August 31, 2016)

Leafgreen made a motion and Durick seconded to approve the August 31, 2016 minutes. Motion passed on Voice Vote.

A VARIANCE TO PLACE THE EXISTING BUILDING WITH REDUCED SETBACK AND BELOW THE MINIMUM ELEVATION ON LOTS 11-13 BLOCK 47, CITY OF FORT PIERRE.

To consider a request for a variance for reduced setbacks, Highway Commercial District, from 25 feet to 19 feet from the front property line for the placement of the existing building on a new foundation and to construct the basement floor below minimum elevation for the Riverfront District. The building is located at 512 N. Deadwood Ave on lots 11-13 block 47, City of Fort Pierre. Brad Rathbun, Petitioner.

Brad Rathbun informed the board that he is planning on setting the main building at the 25-foot setback which is required for the zoning but he is requesting to place the covered porch within the setback thereby reducing the setback to 19 feet. The hardship was pointed out that if he moves his building further back to meet current setback requirements it would eliminate several parking spaces in the rear of his building. As part of the discussion the Board was informed that Rathbun will have to apply for a conditional use from the P&Z Commission for a mixed use building in order to have residential and business within the same building. After a brief discussion a motion was made by Day and seconded by Sharkey to approve the setback variance request. Motion passed on voice vote.

Brad informed the committee that the building previously had a basement- but because of the condition of the foundation, replacement was necessary. He said he would like to have a 9-foot basement which would leave the top of the foundation walls about 3.5 foot above existing ground. Hahn informed the committee the building is not in the FEMA floodplain but is in the Riverfront District which requires a minimum build elevation. Hahn's only concern would be ground water getting into the basement. After a brief discussion, a motion was made by Louder and seconded by Leafgreen to approve the elevation variance request. Motion pass on a voice vote.

NO FURTHER BUSINESS

ADJOURN – 6:02 PM

Day motioned and Durick seconded to adjourn the meeting with no further business. Motion passed on Voice Vote.

Steve Brown Chairman

Rick Hahn, Respectfully Submitted