Board of Adjustment
Brookings, South Dakota
July 10, 2014

**OFFICIAL MINUTES**

Chairperson Shawn Storhaug called the Board of Adjustment meeting to order on Thursday, July 10, 2014, at 5:00 PM in the Chambers Room at the City & County Government Center. Members present were Mary Kidwiler, Mary O'Neill, Jason Hoffelt, alternate Lynn Mennis, and Storhaug. Absent was Jere Hieb. Others present were Andrew Ellis and Planning and Zoning Administrator Dan Hanson.

**Item #1** – (Mennis /O'Neill) Motion to approve the minutes of the June 19, 2014 meeting. All present voted aye. **MOTION CARRIED**.

**Item #2** – (Kidwiler /Mennis) Motion to approve the agenda. All present voted aye. **MOTION CARRIED**.

**Item #3** – Cory and Andrew Ellis have made a request for a variance on Lot 4, Block 15, East Acres Second Addition, also known as 1610 Derdall Drive. The request is to construct a seven and one half foot (7'6") high fence. The maximum allowed height is six feet (6') on this residential lot.

(Kidwiler /O'Neill) Motion to approve the request. All present voted no. **MOTION FAILED.**

The meeting was adjourned.

Dan Hanson, Secretary
Planning & Zoning Administrator

Shawn Storhaug, Chairperson

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**OFFICIAL SUMMARY**

**Item #3** – Andrew Ellis stated that they constructed a fence on the west side lot line of their property. The yard sloped down away from the house so the lot line was at a lower elevation than the grade at the foundation. This would cause the garbage cans to be visible above a fence if it could only be 6 feet high. Ellis proposed a higher fence to shield the cans from view. Ellis added that the horizontal board design of the fence created the need to establish a fence to the height that was requested. The south end of the west side lot line did not have as much slope so the fence would be shorter in that area.

Storhaug asked if their were any comparable fence heights in the neighborhood. Hanson replied no. Kidwiler clarified that the stated reason for the taller fence was based on the design that the property owner selected. Ellis replied yes. O'Neill asked if the fence would only be located along the west side lot line. Ellis responded yes. Mennis asked if adding only one additional horizontal board instead of two was an option? This would keep the fence height at about 6 feet, 6 inches. Ellis answered that they preferred to have two additional boards. Storhaug felt that a variance request based on fence design did not establish a valid hardship case.

The meeting was adjourned.

Dan Hanson, Secretary
Planning and Zoning Administrator

Shawn Storhaug, Chairperson