

OFFICIAL MINUTES

Acting Chairperson Jere Hieb called the Board of Adjustment meeting to order on Thursday, September 3, 2015, at 5:00 PM in the Chambers Room at the City & County Government Center. Members present were Mary Kidwiler, Mary O'Neill, alternate Eric Youmans, and Hieb. Absent were Shawn Storhaug, Jason Hoffelt, and alternate Lynn Mennis. Others present were Greg Pearson, David Kneip, Planning and Zoning Administrator Dan Hanson, and others.

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

Item #3 – (O'Neill/Kidwiler) Motion to approve the August 20, 2015 minutes. All present voted aye. **MOTION CARRIED.**

Item #4a – VK Properties, LLC has made a request for a variance on the N60' of the S331' of Outlot A, N.E. Hanson Addition, also known as 1020 Third Avenue. The request is to build 12.5 feet from the front lot line. The required setback is 25 feet in this residential district.

(Youmans/O'Neill) Motion to approve the request. All present voted aye. **MOTION CARRIED.**

Item #4b – PP&H Properties, LLC has made a request for a variance on Sublot 20A, College Addition, also known as 1603 7th Street. The request is to install a 28 foot wide driveway on a residential lot. The maximum allowed width on this lot is 24 feet.

(Youmans/O'Neill) Motion to approve the request.

(Youmans/Kidwiler) Amendment to the motion to add “ provided the fence parallel to 16th Avenue and the east/west section from the sidewalk to the house are removed to enhance visibility.” All present voted aye. **AMENDMENT CARRIED.**

The motion, as amended, was voted on. All present voted aye. **MOTION CARRIED.**

The meeting was adjourned.



Dan Hanson, Secretary
Planning & Zoning Administrator



Jere Hieb, Acting Chairperson

OFFICIAL SUMMARY

Acting Chairperson Jere Hieb called the Board of Adjustment meeting to order on Thursday, September 3, 2015, at 5:00 PM in the Chambers Room at the City & County Government Center. Members present were Mary Kidwiler, Mary O'Neill, alternate Eric Youmans, and Hieb. Absent were Shawn Storhaug, Jason Hoffelt, and alternate Lynn Mennis. Others present were Greg Pearson, David Kneip, Planning and Zoning Administrator Dan Hanson, and others.

Item #4a – David Kneip, representing VK Properties, LLC, stated that the request was to keep the enlarged deck that had been constructed onto the front of the house. He noted that the old deck came out 6 feet from the house wall and they wanted to extend it further north along the front wall of the house.

Hanson stated that the prior deck had been covered by a small roof structure that was supported by the wall of the house. The expansion of the deck resulted in the owner installing a larger roof that had to be supported on the ground. Supporting a roof from the ground changed the actual setback of the building. Therefore, a variance was needed.

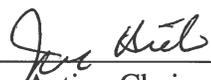
Item #4b – Greg Pearson, representing PP&H Properties, LLC, stated that he wanted to install a 28 foot wide driveway for the two-family dwelling on the lot. The current regulations only allowed him to install a 24 foot wide driveway. He felt the on-street parking situation was unique in his neighborhood due to its proximity to the SDSU campus. Parking spaces on the street were occupied from early morning to late afternoon so parking for his tenants was strictly limited to on-site parking. He offered to remove the 6 foot privacy fence along 16th Avenue if the variance was granted.

Youmans stated he could support the variance if it resulted in the elimination of the fence. This would create a much safer environment for pedestrians using the sidewalk. O'Neill asked if the driveway installation was dependent upon adding more tenants to the dwelling units. Pearson replied that he had four spaces on the property, two in the garage and two behind in the driveway, that could support the increase in tenants but the tandem parking was not as ideal as having single row parking.

The meeting was adjourned.



Dan Hanson, Secretary
Planning and Zoning Administrator



Jere Hieb, Acting Chairperson