

**Final Minutes
Board of Adjustment
Carnegie Town Hall
Monday, July 15, 2013
6:00 p.m.**

Members Present:

**Chairman Chris Schlitz
Erik Helland
Lee VanDeWalle
Monty Miller
Greg Neizert
Kathryn Hennings (alternate)**

Staff Present:

**Shawna Goldammer
Sue Osthus
Kevin Hoekman (Planning & Zoning Intern)**

Guest Present

**Aaron Norman (new alternate
Board of Adjustment member)**

NEW BUSINESS

Case: 13-16: Variance in required front yard setback from 20' to 10'

Applicant: Sioux Falls Housing Corporation

Address: 511 N. Highland Avenue

Case: 13-21: Variance in required rear yard setback from 25' to 10'

Applicant: Sioux Falls Housing Corporation

Address: 1521 E 5th Street

Case #13-16 & 13-21 were heard together as they are correlated with each other.

A motion was made by Helland, seconded by VanDeWalle to approve a variance in the required front yard setback from 20' to 10' at 511 N. Highland Avenue; and variance in the required rear yard setback from 25' to 10' at 1521 E. 5th Street.

Vote to approve: Roll Call: Yeses, Neizert, Miller, VanDeWalle, Helland, and Schlitz, 5. Noes, 0. **Motion passed. Variances approved.**

Case: 13-22: Variance in: (1) the lowest floor elevation (including basement) from 1422. to 1420.1 for main building; (2) the lowest floor elevation (including basement) from 1422 to

1417.60 for car wash bay; (3) relief from Section 156.065 (c) 156.066 (b) & (d)(1-3); (4) the required side street front yard (Williams Ave) from 15' to 10' for building; (5) the required side yard setback from 10' to 5'.

Applicant: Eric Willadsen

Address: 2601 W 12th Street, 405 & 409 S Williams Avenue

A motion was made by Miller, seconded by VanDeWalle to approve variances in: (1) the lowest floor elevation (including basement) from 1422. to 1420.1 for main building; (2) in the a lowest floor elevation (including basement) from 1422 to 1417.60 for car wash bay; (3) relief from Section 156.065 (c) 156.066 (b) & (d)(1-3); (4) the required side street front yard (Williams Ave) from 15' to 10' for building; (5) the required side yard setback from 10' to 5'.

Vote to approve: Roll Call: Yeses, Niezert, Miller, VanDeWalle, Helland, and Schlitz, 5. Noes, 0. **Motion passed. All variances are approved.**

Case: 13-23: Variance in the required number of parking spaces from 140 to 32

Applicant: By The Threads, LLC (Sandy Delker-Holbert)

Address: 717 N Kiwanis Ave

A motion was made by VanDeWalle, seconded by Neizert to approve a variance in the required number of parking spaces from 140 to 32.

Vote to approve: Roll Call: Yeses, Neizert, Miller, VanDeWalle, Helland, and Schlitz, 5. Noes, 0. **Motion passed. Variance approved.**

At this time Monty Miller stepped down from the next case as he had a conflict of interest and Kathryn Hennings (alternate) replaced him.

Case: 13-24: Variance in the allowable height of a building from 45' to 52'6"

Applicant: Lee Howell

Address: 4521 W 41st St

A motion was made by Helland, seconded by Neizert to approve a variance in the allowable height of a building from 45' to 52'6".

Vote to approve: Roll Call: Yeses, Neizert, Hennings, VanDeWalle, Helland, and Schlitz, 5. Noes 0. **Motion passed. Variance approved.**

Monty Miller returned and Kathryn Hennings stepped down.

Case: 13-25: Case deferred to August

Case: 13-26: Case Withdrawn

Case: 13-27: Variance in: (1) lowest floor elevation (including basement) from 1421.2 to 1418.5 for a cabreeze (addition); (2) relief from Section 156.065 (c) & 156.066 (b) & (d)(1-3) (3) in the required parking from 127 to 125 parking spaces

Applicant: Rose Asfora for Wilson Management LLC dba Carnaval

Address: 2401 S Carolyn Avenue

A motion was made by Helland, seconded by VanDeWalle to approve variances in: (1) lowest floor elevation (including basement) from 1421.2 to 1418.5 for a cabreeze (addition); (2) relief from Section 156.065 (c) & 156.066 (b) & (d)(1-3) (3) in the required parking from 127 to 125 parking spaces.

Vote to approve: Roll Call: Yeses, Neizert, Miller, VanDeWalle, Helland, and Schlitz, 5. Noes, 0. **Motion passed. All variances are approved.**

Case: 13-28: Variance in: (1) lowest floor elevation (including basement) from 1417.4 to 1414.5: (2) Relief from Section 156.605(c) and 156.066 (b) & (d)(1-3).

Applicant: Keith Neuharth

Address: 2700 W 49th Street

A motion was made by Helland, seconded by Miller to approve variances in: (1) lowest floor elevation (including basement) from 1417.4 to 1414.5: (2) Relief from Section 156.605(c) and 156.066 (b) & (d)(1-3).

Vote to approve: Roll Call: Yeses, Neizert, Miller, VanDeWalle, Helland, and Schlitz, 5. Noes, 0. **Motion passed. Variances approved.**

ELECTION OF OFFICERS

A motion was made by Schlitz to elect Helland as chairman of the Board of Adjustment and Monty Miller as Vice Chairman, seconded by VanDeWalle .

Vote to approve: Roll Call: Yeses, Neizert, Miller, VanDeWalle, Helland, and Schlitz, 5. Noes, 0. **Motion passed.**

Adjournment.

A motion was made by VanDeWalle and seconded by Miller to adjourn the meeting at 7:20 p.m. Vote to adjourn: Roll Call: Yeses, Neizert, Miller, VanDeWalle, Helland, Schlitz, 5. Noes, 0. Motion **passed.**