

**Agenda
Board of Appeals
City Commission Chambers
City Hall
Tuesday, August 11, 2015 8 a.m.**

Approval of Minutes of Last Meeting

New Business

1. **Appeal No. 4-2015.** Jeff Hazard of Koch Hazard Architects has submitted plans for the Jones 421 project which renovates the previous Feeding South Dakota building currently located at 417 N Phillips Avenue and includes a four story addition to the south. The existing building and proposed addition includes basement parking, first story multi-use retail, office, and restaurant occupancies, with apartments located on the second, third and fourth stories. Because the north elevation of the Feeding South Dakota building is located on the property line, openings are not allowed. No openings are allowed in an exterior wall that is located less than 3 feet from an adjoining property line. Instead of purchasing enough land to replat a property line to the north, which currently is a parking lot serving the adjoining Falls Center located at 431 N Phillips Avenue; Mr. Hazard will submit an easement to assure that there will never be a structure built within 8 feet of the existing property line to the north. The 8 foot no-build/air light easement would allow 25% of the exterior wall to consist of unprotected window openings which is desired for natural light into the proposed apartments. Because exterior wall fire resistivities and opening protections are only referenced by platted property lines, Mr. Hazard will request the use of the easement to accommodate the proposed window openings on the north elevation for the proposed apartments.

Adjournment

Accessibility. Upon request, accommodations for this hearing will be provided for persons with disabilities. Please contact the Planning and Building Services Department office at 367-8670, 48 hours in advance.

For questions concerning this hearing, please call (605) 367-8670 for assistance.