

**Agenda
Board of Appeals
City Council Chambers
Tuesday, September 27, 2011, 8 a.m.**

Approval of Minutes of Last Meeting

New Business

1. **Appeal No. 5-2011.** Mark Bjorneberg of Habitat for Humanity has applied for a building permit to move or relocate a structure that was originally used as a classroom which was originally located at the old Gloria Dei Church on E. 57th Street. The structure currently is located adjacent to the Habitat Restore building located at 721 E. Amidon Street. The building was constructed in 2007 and is a single story ranch and is intended to be renovated into a single family dwelling located at 1301 East 69th Street North in the Granite Valley Addition. Habitat for Humanity intends to:

- Renovate the inside from an open floor plan into a finished dwelling which includes a kitchen, bathroom, living areas and bedrooms.
- Construct a full basement.
- Build a two stall attached garage onto the dwelling.
- Meet the requirements of the covenants in the development which includes a brick wainscot and siding.

Kurt Woodard along with four other neighbors have requested a public hearing to have the Board determine if the moved structure along with the proposed renovations to convert the building to a single family dwelling is compatible with the neighborhood.

For your reference please find a "Statement Narrative" received from Mr. Goodard and the ordinance concerning the Board's authority concerning a house move.

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.

3410.9 Prerequisites to a permit. No permit to move a building shall be issued as hereunder provided until the following conditions have been satisfied.

A. A permit for capping the sanitary sewer service and/or water service shall be obtained pursuant to Section 41-20 and 41-21 of the Revised Ordinances of Sioux Falls.

B. A building permit is required to place a one- or two-family dwelling in a residential zoning district on the property described on the application if located in the city. Before a city building permit can be issued for a one- or two-family dwelling to be moved in a residential zoning district, the applicant shall post the property. A hearing before the building board of appeals will be required prior to the issuance of the building permit upon request from the public. A hearing will be initiated and scheduled at the request of the public within the time period of posting the signs per Item 1 below. The request shall be in writing on forms provided by building services.

Before any action can be taken by the board, the applicant shall:

1. Post the property where the dwelling is to be moved for a continuous period of not less than five working days with signs furnished by the building official. At least two signs shall be posted. The applicant shall submit a written oath that the signs were properly posted.
2. Submit one certified copy of the restrictions and covenants of the property where the dwelling is proposed to be moved. Those portions applicable to the dwelling shall be highlighted. If the property contains no restrictions or covenants, a statement to that fact shall be submitted.
3. Submit a proposed site plan containing the legal description where the dwelling is proposed to be moved.
4. Submit original clear photographs of the front, rear, and side elevations of the dwelling to be moved.

STATEMENT NARRATIVE

SUBJECT; Habitat for Humanity Home Relocation Proposal

In regard to the residential zoning request to move the Habitat for Humanity home located at 721 E. Amidon St. into the Granite Valley development - I object to the relocation on the basis that the relocation would lower the property values of our home in Granite Valley development.

The City, and the owner of the classroom building being moved have to provide a five day notice to the neighborhood to allow for opposition to the building relocation to be presented to the City of Sioux Falls. Only four working days were available, since the notification signs were noticed on the vacant lot on Monday 9/12/11. Residents were not notified by mail regarding this proposal. Last year an auto body business owner did notify everyone in Granite Valley by mail of his intent to open a business on the west side of North Cliff Avenue.

If approved by the City, the owner of the property on Amidon stands to gain in overall home value once the house is moved. The new home owner is moving into a development where the home values have a median average of \$150,000. The Granite Valley development is made up of custom built homes that merit the retail price. The Amidon classroom building is not the same as building a \$150,000 home, which could lower home prices in our neighborhood. Approval of this house relocation could establish a legal zoning precedence for our neighborhood, where additional homes that were built by Habitat for Humanity could also be relocated into ten additional vacant lots in our development. Since the developer has a history of not being able to sell new homes in our development, there's indication that he now has a new strategy to fill unsold vacant lots at the expense of current development residents.

Homes built below the \$150,000 true value could potentially lower everyone's property values, since property values are primarily based on the construction date of the home and square footage. "Developments" follow a uniformity of planning design that begins with construction design, square footage plans being roughly the same and construction dates that establish development eras or time periods for when the homes were built. I can't guarantee whether people that own homes built by Dunham would lose money, but I've heard of cases where property values dropped by \$10K - \$15K after a precedence of cheaply

constructed homes are brought into a neighborhood.
ITEMIZED ISSUES:

I'd like to list my concerns regarding the relocation of this classroom, that would be converted into a home.

- 1) The Granite Valley developer was Dunham Company. They were granted permission by the city to create a development made up of homes priced in the \$150,000 range. This development remains unfinished, even though a commitment of quality uniformity was agreed upon. Home buyers were assured that a development based on uniformity would create a stable residential development for property values. Dunham made no mention to existing home owners in the Granite Valley development that undeveloped lots would be sold to Habitat for Humanity.
- 2) No one living in Granite Valley has any idea of how many undeveloped lots were sold by the developer to other buyers. We have no idea of how many lots Habitat for Humanity purchased for future use.
- 3) I disagree that a former school room could legitimately be transformed into a home that is truly worth the same in value as the homes the developer constructed, and share similar values in comparison. Habitat for Humanity is known for constructing homes on the cheap for the working poor well below \$150K.
- 4) Property assessors will know that Habitat homes are built for far less money than the development homes, so property values for the more expensive homes in the development would drop over time.
- 5) Why would Habitat need to build homes when Sioux Falls is in a buyers market with low interest rates, that even the working poor could afford? Then move the building into a new high end development.
- 6) Why couldn't Habitat use lots in neighborhoods where there are \$80,000 homes?

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