

MINUTES OF THE
RAPID CITY ZONING BOARD OF ADJUSTMENT
November 10, 2016

MEMBERS PRESENT: Erik Braun, John Brewer, Karen Bulman, John Herr, Galen Hoogestraat, Linda Marchand and Andrew Scull. Darla Drew, Council Liaison was also present.

MEMBERS ABSENT: Steve Rolinger and Kim Schmidt

STAFF PRESENT: Vicki Fisher, Fletcher Lacock, Robert Laroco, Tim Behlings, Dale Tech, Ted Johnson, Carla Cushman and Andrea Wolff.

Braun called the meeting to order at 7:00 a.m.

1. No. 16VA005 - Boulevard Addition

A request by Mandi Schmierer for All Around Construction to consider an application for a **Variance to reduce the minimum required side yard setback that abuts a street from 25 feet to "0" feet as per Chapter 17.12.050(A)3 of the Rapid City Municipal Code** for the S1/2 of Lot 12 and all of Lot 13 of Block 22, Boulevard Addition, located in Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1017 West Boulevard.

Lacock presented the application and reviewed the associated slides. Lacock explained that the variance that is being requested is to replace an existing stoop that has deteriorated over time. Lacock noted that the property is identified as a small lot which is less than 6,500 square feet, and a corner lot with two street frontages. The property is also located in the West Boulevard Historic District and has obtained approval from Historic Preservation. Lacock presented staff's recommendation that the **Variance to reduce the minimum required side yard setback that abuts a street from 25 feet to "0" feet as per Chapter 17.12.050(A)3 of the Rapid City Municipal Code be approved** with the stipulation a surveyed site plan be submitted with the Building Permit.

Bulman moved to approve the variance request for just the stoop based on the small lot status and double frontage with stipulation.

Bulman moved, Brewer seconded to approved the Variance to reduce the minimum required side yard setback that abuts a street from 25 feet to "0" feet as per Chapter 17.12.050(A)3 of the Rapid City Municipal Code be approved based on the unique condition that the property abuts two streets to the south and east with the following condition;

1. **Upon submittal of a Building Permit, the applicant shall submit a surveyed site plan showing that the proposed stoop does not encroach into the public right-of-way. (7 to 0 with Braun, Brewer, Bulman, Herr, Hoogestraat, Marchand and Scull voting yes and none voting no)**

2. Discussion Items

None

3. Staff Items
None

4. Zoning Board of Adjustment Items
None

There being no further business, Brewer moved, Bulman seconded and unanimously carried to adjourn the meeting at 7:06 a.m. (7 to 0 with Braun, Brewer, Bulman, Herr, Hoogestraat, Marchand and Scull voting yes and none voting no)