

MINUTES OF THE  
RAPID CITY ZONING BOARD OF ADJUSTMENT  
July 22, 2021

MEMBERS PRESENT: Kelly Arguello, Karen Bulman, Racheal Caesar, Mike Golliher, Eirik Heikes, John Herr, Haven Stuck, Mike Quasney and Vince Vidal.

MEMBERS ABSENT: Erik Braun, Eric Ottenbacher. Bill Evans, Council Liaison was also absent.

STAFF PRESENT: Vicki Fisher, Karl Bauer, Kip Harrington, Tim Behlings, Chip Remus, Todd Peckosh, Wade Nyberg and Andrea Wolff.

Caesar informed the audience they were experiencing technical difficulties and asked for their patience as they worked to correct them.

Caesar called the meeting to order at 7:02 a.m. noting that they were still experience technical difficulties but they would continue with the meeting.

1. Approval of the July 8, 2021 Zoning Board of Adjustment Minutes

**Bulman moved, Quasney seconded and the Zoning Board of Adjustment approved that the July 8, 2021 Zoning Board of Adjustment Minutes be approved. (9 to 0 with Arguello, Bulman, Caesar, Golliher, Heikes, Herr, Quasney, Stuck and Vidal voting yes and none voting no)**

2. No. 21VA003 - Sunnyvale

A request by Fisk Land Surveying & Consulting Engineers, Inc for James and Charlette Steele to consider an application for a **Variance to reduce the rear yard setback from 25 feet to 4.8 feet and the side yard setback from 8 feet to 5 feet** for Lot 10 of Tract D of Sunnyvale, located in Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1605 Sunnyvale Drive.

Fisher reviewed the application noting that the item has been previously continued to allow staff to work with the applicant on a retaining wall on the property. Fisher stated that information has been received, but that staff needs time to review it and as such staff is recommending the item be continued to the August 5, 2021 Zoning Board of Adjustment Meeting.

In response to a question from Heikes whether the structure would be classified as an Accessory Dwelling Unit, Fisher clarified that the structure actually qualifies as a duplex.

**Vidal moved, Quasney seconded and Zoning Board of Adjustment approved that the Variance to reduce the rear yard setback from 25 feet to 4.8 feet and the side yard setback from 8 feet to 5 feet be continued to the August 5, Zoning Board of Adjustment Meeting at the applicant's request. (9 to 0 with Arguello, Bulman, Caesar, Golliher, Heikes, Herr, Quasney, Stuck and Vidal voting yes and none voting no)**

3.     Discussion Items  
          None
4.     Staff Items  
          None
5.     Zoning Board of Adjustment Items  
          None

**There being no further business Bulman moved, Quasney seconded and unanimously carried to adjourn the meeting at 7:05 a.m. (9 to 0 with Arguello, Bulman, Caesar, Golliher, Heikes, Herr, Quasney, Stuck and Vidal voting yes and none voting no)**