

MINUTES OF THE
RAPID CITY ZONING BOARD OF ADJUSTMENT
May 26, 2016

MEMBERS PRESENT: Erik Braun, John Brewer, Karen Bulman, Galen Hoogestraat, Mark Jobman, Linda Marchand, and Jan Swank

MEMBERS ABSENT: Steve Rolinger, Kim Schmidt, Andrew Scull and Amanda Scott, Council Liaison was also absent

STAFF PRESENT: Vicki Fisher, Fletcher Lacock, Robert Laroco, Patsy Horton, Tim Behlings, Ted Johnson, Wade Nyberg, Rebel VanLoh and Andrea Wolff.

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

1. Approval of the April 7, 2016 Zoning Board of Adjustment Meeting Minutes.

Marchand moved, Brewer seconded to unanimously carried to approve the April 7, 2016 Zoning Board of Adjustment Minutes. (7 to 0 with Braun, Brewer, Bulman, Hoogestraat, Jobman, Marchand, and Swank voting yes and none voting no)

2. No. 16VA003 - Robbinsdale Terrace Addition #2

A request by Jason Krebsbach to consider an application for a **Variance from Chapter 17.10.50(B)1 to reduce the minimum required side yard setback from 8 foot to 3.3 foot** for Lot 7 of Block 8 of Robbinsdale Terrace #2, located in Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 125 E. Nevada Drive.

Lacock presented the application and reviewed the slides. Lacock stated that staff recommends that the **Variance from Chapter 17.10.50(B)1 to reduce the minimum required side yard setback from 8 foot to 3.3 foot** be denied; however, staff recommends that the existing 7.3 foot setback be approved to bring the existing building into conformity. Lacock drew attention to the stipulation that should the Zoning Board of Adjustment approve the variance that the fire suppression requirement be met.

Jason Krebsbach, 125 E. Nevada Drive, stated due to the condition of his current attached garage which is separating and pulling away from the house, he would like to repair and enlarge it. It is currently an oversized single car garage and he would like to add approximately 4 feet to make it a double car garage.

Bulman stated that she believes the property has reasonable use with the current setbacks and therefore feels the variance is not necessary to allow reasonable use of the property.

In response to a question from Hoogestraat, Krebsbach stated that his neighbors

were in support. And that he had considered building a detached garage but noted he would still have to obtain a variance. He stated that another house in the neighborhood had similar setbacks.

Bulman moved, Marchand seconded to deny the request for a Variance from Chapter 17.10.50(B)1 to reduce the minimum required side yard setback from 8 foot to 3.3 foot but to approve a 7.3 foot side yard setback for the existing structure. (5 to 2 with Braun, Brewer, Bulman, Marchand and Swank voting yes and Hoogestraat, Jobman voting no)

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

There being no further business, Marchand moved, Bulman seconded and unanimously carried to adjourn the meeting at 7:11 a.m. (7 to 0 with Braun, Brewer, Bulman, Hoogestraat, Jobman, Marchand, and Swank voting yes and none voting no)