

MINUTES OF THE
RAPID CITY ZONING BOARD OF ADJUSTMENT
August 9, 2018

MEMBERS PRESENT: Erik Braun, Karen Bulman, Racheal Caesar, Mike Golliher, John Herr, Galen Hoogestraat, Curt Huus, Mike Quasney, Justin Vangraefschepe and Vince Vidal. Jason Salamun, Council Liaison was also present.

MEMBERS ABSENT: Eric Ottenbacher

STAFF PRESENT: Ken Young, Vicki Fisher, Fletcher Lacock, John Green, Tim Behlings, Todd Peckosh, Ted Johnson, Wade Nyberg and Rebel VanLoh.

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

1. Approval of July 26, 2018 Zoning Board of Adjustment Meeting Minutes.

Bulman moved, Hoogestraat seconded and the Zoning Board of Adjustment unanimously approved the July 26, 2018 Zoning Board of Adjustment Meeting Minutes.

2. No. 18VA007 - North Rapid Addition

A request by Gary Black to consider an application for a **Variance to reduce a side yard setback abutting a street from 35 feet to 15 feet** for Lots 31 and 32 of Block 4 of North Rapid Addition, located in Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 830 Lemmon Avenue.

Lacock presented the application noting that this item had been continued from the July 26, 2018 meeting to allow the applicant and staff time to contact Montana Dakota Utilities (MDU) to determine the possibility of moving a gas line. Lacock reviewed the slides associated to the application and presented a statement from MDU regarding the gas line. The statement from MDU said they would prefer the gas line to remain at its current location due to the elevation difference between the structures on the property. Lacock stated that staff would still recommend approving a minimum 20 foot side yard setback that abuts a street in lieu of 35 feet.

Virginia McLead, 830 Lemmon Avenue, spoke regarding the MDU gas line indicating that it is not a viable option to move the gas line. She presented a photograph showing the distance between the sidewalk and a pickup parked in front of the space where the garage is to be built.

John Roberts, 840 N Spruce Street, spoke in favor of approving the Variance request of reducing the setback from 35 feet to 15 feet.

Discussion followed regarding setbacks to clarify the difference between a curbside sidewalk and a property line sidewalk.

Hoogestraat motioned, Quasney seconded and the Zoning Board of Adjustment unanimously carried to approve a Variance to allow a minimum 15 foot side yard setback that abuts a street in lieu of 35 feet.

3. Discussion Items
4. Staff Items
5. Zoning Board of Adjustment Items

There being no further business, Caesar moved, Hoogestraat seconded and unanimously carried to adjourn the meeting at 7:18 a.m. (9 to 0 with Braun, Bulman, Caesar, Gollither, Herr, Hoogestraat, Huus, Ottenbacher, Quasney and Vangraefschepe yes and none voting no)