

MINUTES OF THE
RAPID CITY ZONING BOARD OF ADJUSTMENT
May 23, 2019

MEMBERS PRESENT: Erik Braun, Karen Bulman, Racheal Caesar, Galen Hoogestraat, Curt Huus, Mike Quasney, and Justin Vangraefschepe. Richie Nordstrom, Council Liaison was also present.

MEMBERS ABSENT: Mike Gollither, John Herr, Eric Ottenbacher, Vince Vidal

STAFF PRESENT: Ken Young, Vicki Fisher, Fletcher Lacock, John Green, Patsy Horton, Tim Behlings, Todd Peckosh, Ted Johnson, Wade Nyberg and Andrea Wolff.

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

1. Approval of the May 9, 2019 Zoning Board of Adjustment Meeting Minutes.

Hoogestraat moved, Caesar seconded and the Zoning Board of Adjustment approved the May 9, 2019 Zoning Board of Adjustment Minutes.

2. No. 19VA003 - Schamber Subdivision

A request by KTM Design Solutions, Inc for KTA Properties LLC to consider an application for a **Variance of Lot 1AR to reduce the front yard setback for a single family dwelling from 25 feet to 5.64 feet; to reduce the rear yard setback for a single family dwelling from 25 feet to 7.57 feet; to reduce the minimum lot size for a single family dwelling from 6,500 square feet to 5,643.1 square feet; for Lot 2AR to reduce the minimum lot size for a duplex from 8,000 square feet to 6,276.6 square feet; for Lot 3AR to allow the maximum lot coverage from 30% to 38% and to reduce the side yard setback from 12 feet to 9.08 feet** for Lot 1 and 2 and the east 45 feet of Lot 3 of Block 6 of Schamber Subdivision, located in Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located southeast of the intersection of Twin Elms Drive and Schamber Street.

Fisher stated that the applicant spoke with staff before the meeting and requested the item be continued to allow them to meet with staff to review development options that might help reduce the number of variances. Fisher stated that staff's recommendation is to continue the item. Fisher noted that there are many property owners from the neighborhood who have both sent written comment and are in the audience today and thanked them for all of their efforts. Fisher asked that they continue to bear with staff as they work with applicant to work towards a better plan. Fisher noted that re-notification would be made to all property owners within the 250 foot perimeter and republication would be made in the Rapid City Journal denoting the continuation to the June 20, 2019 Planning Commission Meeting.

Braun thanked the audience members for their input and interest but requested that discussion and comments on this item be held until the June 20, 2019 Planning Commission meeting when the revised plan was available for review.

Bulman moved, Caesar seconded and the Zoning Board of Adjustment carried to continue the following Variance requests to the June 20, 2019 Zoning Board of Adjustment Meeting:

- 1. Proposed Lot 1AR: to reduce the front yard setback for a single family residence from 25 feet to 5.64 feet; to reduce the rear yard setback for a single family residence from 25 feet to 7.57 feet; and, to reduce the minimum lot size for a single family residence from 6,500 square feet to 5,643.1 square feet.**
- 2. Proposed Lot 2AR: to reduce the minimum lot size for a duplex from 8,000 square feet to 6,276.6 square feet, and,**
- 3. Proposed Lot 3AR: to allow a maximum lot coverage of 38% in lieu of 30% allowed; and to reduce the required side yard setback to 9.08 feet in lieu of 12 feet required.**

3 Discussion Items
None

4. Staff Items
None

5. Zoning Board of Adjustment Items
None

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