

DRAFT

MINUTES OF THE
RAPID CITY ZONING BOARD OF ADJUSTMENT
August 22, 2019

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

MEMBERS ABSENT: John Herr, and Eric Ottenbacher and Vince Vidal

STAFF PRESENT: Ken Young, Vicki Fisher, Fletcher Lacock, John Green, Kip Harrington, Patsy Horton, Sarah Hanzel, 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 August 8, 2019 Zoning Board of Adjustment Meeting Minutes.

Bulman moved, Quasney seconded and Zoning Board of Adjustment approved the August 8, 2019 Zoning Board of Adjustment Minutes. (8 to 0 with Braun, Bulman, Caesar, Gollhofer, Hoogestraat, Huus, Quasney and Vangraefschepe voting yes and none voting no).

2. No. 19VA009 - Boulevard Addition

A request by Wagner Enterprises LLC to consider an application for a **Variance to reduce minimum lot size from 6,500 square feet to 2,700 square feet; to reduce minimum required front yard setback from 20 feet to 12 feet and to reduce minimum required rear yard setback from 25 feet to 13.6 feet for an existing structure** for the south 54 feet of Lot 19 thru 20 of Block 10 of Boulevard Addition, located in Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 708 11th Street.

Lacock presented the application and reviewed the associated slides. Lacock stated that the Variance requests are for the current existing structure on the property, no expansion or changes are being requested. The applicant is only wanting to bring the property into compliance with setbacks. Lacock noted that the lot meets small lot status. Lacock presented staff's recommendation to approve the Variance to reduce minimum lot size from 6,500 square feet to 2,700 square feet; to reduce minimum required front yard setback from 20 feet to 12 feet and to reduce minimum required rear yard setback from 25 feet to 13.6 feet for an existing structure based on the criteria of small lot status as well as special circumstances that the existing structure could not be rebuilt.

Bulman moved, Caesar second and the Zoning Board of Adjustment approved the Variance to reduce the minimum required lot size from 6,500 square feet to 2,700 square feet, to reduce the minimum required front yard setback from 20 feet to 12 feet, and to reduce the minimum required rear yard setback from 25 feet to 13.6 feet for an existing dwelling based on the criteria of small lot status as well as special circumstances that existing

structure could not be rebuilt. (8 to 0 with Braun, Bulman, Caesar, Golliher, Hoogestraat, Huus, Quasney and Vangraefschepe 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, Golliher moved, Caesar seconded and unanimously carried to adjourn the meeting at 7:05 a.m. (8 to 0 with Braun, Bulman, Caesar, Golliher, Hoogestraat, Huus, Quasney and Vangraefschepe voting yes and none voting no).