

**DRAFT**

MINUTES OF THE  
RAPID CITY ZONING BOARD OF ADJUSTMENT  
April 23, 2020

MEMBERS PRESENT: (via video conference) Kelly Arguello, Erik Braun, Karen Bulman, Racheal Caesar, Mike Gollither, Galen Hoogestraat, Eric Ottenbacher, Mike Quasney and Vince Vidal. John Roberts, Council Liaison was also present.

MEMBERS ABSENT: John Herr and Eirik Heikes.

STAFF PRESENT: Ken Young (via video conference), Vicki Fisher, Fletcher Lacock, John Green, Tim Behlings (via video conference), Ted Johnson, Wade Nyberg (via video conference) and Andrea Wolff.

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

Roll Call established quorum.

1. No. 20VA001 - 828 3rd Street

A request by Stephanie Kroeze to consider an application for a **Variance to reduce the minimum required lot size for a duplex from 8,000 square feet to 5,250 square feet** for the S1/2 of Lots 17 thru 19 of Block 118 of Original Town of Rapid City, located in Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located in Original Town of Rapid City.

Lacock presented the application and reviewed the associated slides stating that the property is an existing legal non-conforming duplex. Lacock noted that the property is currently zoned Park Forest District and that the applicant has also submitted an associated Rezoning request from the current Park Forest District to Low Density Residential District II which will be heard at the Planning Commission meeting directly following this meeting. Lacock noted that the applicant is not proposing any changes, but just to bring the property into compliance. Lacock said that staff does not find the request injurious to the neighborhood and recommends that the Variance to reduce the minimum required lot size for a duplex from 8,000 square feet to 5,250 square feet be approved in conjunction with the associated Rezoning request (20RZ025).

Fisher explained that the property has been a duplex for at least the last 100 hundred years. Fisher further stated that it would better serve to retain the current use as a duplex on a small lot than to lose some of the right-of-way currently reserved for Columbus and 3<sup>rd</sup> Street should a request to Vacate Right-of-Way be submitted to increase the lot size.

**Bulman moved, Caesar seconded and the Zoning Board of Commission approved the Variance to reduce the minimum required lot size for a duplex from 8,000 square feet to 5,250 square feet in conjunction with the associated Rezoning request (20RZ025) based on the Criteria #3 - that is not injurious to the neighborhood. A Roll Call Vote was called (9 to 0 with Arguello, Braun,**

**Bulman, Caesar, Golliher, Hoogestraat, Ottenbacher, Quasney and Vidal voting yes and none voting no)**

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

**There being no further business, Quasney moved, Vidal seconded and unanimously carried to adjourn the meeting at 7:14 a.m. Roll Call Vote called (9 to 0 with Arguello, Braun, Bulman, Caesar, Golliher, Hoogestraat, Ottenbacher, Quasney and Vidal voting yes and none voting no)**