MEMBERS PRESENT: Erik Braun, Karen Bulman, Racheal Caesar, Mike Golliher, Eirik Heikes, John Herr, Haven Stuck, Mike Quasney and Vince Vidal.

MEMBERS ABSENT: Kelly Arguello, Eric Ottenbacher. Bill Evans, Council Liaison was also absent.


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

1. Approval of the June 4, 2020 Zoning Board of Adjustment Meeting Minutes.

Caesar moved, Bulman seconded and the Zoning Board of Adjustment approved the June 4, 2020 Zoning Board of Adjustment Meeting Minutes.

2. No. 20VA005 - Flormann Addition

A request by Fisk Land Surveying & Consulting Engineers, Inc for Dennis Casey to consider an application for a Variance to reduce the front yard setback, from 25 feet to 5.2 feet, the side yard setback from 25 feet to 13.9 feet and the rear yard setback from 25 feet to 22.3 feet for an existing building in the Office Commercial District for Lot 13 N of Lot 13; Lot 13S of Lot 13; the N1/2 of Lots 11 and 12 all of Block 4 of Flormann Addition, located in Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 423 South Street.

Lacock presented the application and reviewed the associated slides noting that there is an associated rezoning request on the Planning Commission agenda to change the zoning from Medium Residential District to Office Commercial District to bring the zoning into a more conducive zoning for property located in an Urban Neighborhood District along a Principal Arterial Street with heavier traffic. Lacock reviewed the current layout of the property stating that the applicant is not looking to expand the structure on this property, but to bring the setbacks of the existing structure into compliance so that upgrades can be made and parking added. Lacock noted that staff believes that the use is not injurious to the neighborhood and recommends approval of the Variance to reduce the front yard setback, from 25 feet to 5.2 feet, the side yard setback from 25 feet to 13.9 feet and the rear yard setback from 25 feet to 22.3 feet for an existing building in the Office Commercial District.

Bulman move, Caesar seconded and the Zoning Board of Adjustment approved the Variance request based on Criteria Minimum Adjustment needed and will not be injurious to the neighborhood with the following stipulations:

1. Prior to issuance of a Building Permit, a site plan shall be submitted identifying that the approach will be in compliance with the
Infrastructure Design Criteria Manual; and,

2. A Building Permit shall be obtained for the proposed change in use.
(9 to 0 with Braun, Bulman, Caesar, Golliher, Heikes, Herr, Quasney, Stuck and Vidal 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, Caesar moved, Bulman seconded and unanimously carried to adjourn the meeting at 7:07 a.m. (9 to 0 with Braun, Bulman, Caesar, Golliher, Heikes, Herr, Quasney Stuck and Vidal voting yes and none voting no)