

MINUTES OF THE  
RAPID CITY ZONING BOARD OF ADJUSTMENT  
April 7, 2016

MEMBERS PRESENT: Erik Braun, Karen Bulman, Galen Hoogestraat, Linda Marchand, Steve Rolinger, Kim Schmidt, Andrew Scull and Jan Swank. Amanda Scott, Council Liaison was also present.

MEMBERS ABSENT: John Brewer Mark, Jobman, Kay Rippentrop

STAFF PRESENT: Vicki Fisher, Fletcher Lacock, Robert Laroco, Tim Behlings, Kip Harrington, Sandy Smith, Ted Johnson, Carla Cushman and Andrea Wolff.

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

1. Approval of the March 10, 2016 Zoning Board of Adjustment Meeting Minutes.

**Marchand moved and Bulman seconded and unanimously carried to approve the March 10, 2016 Zoning Board of Adjustment Minutes. (8 to 0 with Braun, Bulman, Hoogestraat, Marchand, Rolinger, Schmidt, Scull, and Swank voting yes and none voting no)**

2. No. 16VA002 - Country Club Heights Subdivision

A request by Michael Huot to consider an application for a **Variance to reduce the minimum required side yard setback from 12 feet to 7.5 feet** for Lot 10 of Block 2 of Country Club Heights Subdivision, located in Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 3001 Stockade Drive.

Lacock presented the application and reviewed the slides. Lacock stated that staff recommends that the **Variance to reduce the minimum required side yard setback from 12 feet to 7.5 feet** be denied; however, staff recommends that the existing 7.5 foot setback be approved for the existing structure. Lacock drew attention to the stipulation that should the Zoning Board of Adjustment approve the variance that the fire suppression requirement be met.

Michael Huot, 3001 Stockade Drive, stated that they have a Home Occupancy on file with the City for their in home business. Huot stated that this expansion would allow them to build a much needed in-home office. He also noted that the neighbors support the request. Huot noted that the geographic limitations and layout of the property makes this the most feasible option. He stated that other properties in the neighborhood have been granted this type of variance.

In response to a question from Scull to the Fire Department's concerns on this type of request, Behlings stated that they could support this type of variance as long as any needed fire suppression requirements are met. In this case fire sprinkling of the structure would be required.

Fisher clarified that that the motion of approval needs to include the stipulation for fire suppression to be met. Motion maker and seconder agreed.

Schmidt abstained from this item due to a conflict of interest.

**Hoogestraat moved, Rolinger seconded and unanimously carried to approve the Variance to reduce the minimum required side yard setback from 12 feet to 7.5 feet based on the criteria that this is in harmony with the general purpose and intent of the Zoning Ordinance and will not be injurious to the neighborhood. (7 to 0 to 1 with Braun, Bulman, Hoogestraat, Marchand, Rolinger, Scull, and Swank voting yes and none voting no and Schmidt abstaining)**

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

**There being no further business, Rolinger moved, Scull seconded and unanimously carried to adjourn the meeting at 7:14 a.m. (8 to 0 with Braun, Bulman, Hoogestraat, Marchand, Rolinger, Schmidt, Scull, and Swank voting yes and none voting no)**