

DRAFT

MINUTES OF THE
RAPID CITY ZONING BOARD OF ADJUSTMENT
September 24, 2020

MEMBERS PRESENT: Kelly Arguello, Erik Braun, Karen Bulman, Racheal Caesar, Mike Gollhofer, Erik Heikes, John Herr, Haven Stuck, Mike Quasney and Vince Vidal. Bill Evans, Council Liaison was also present.

MEMBERS ABSENT: Eric Ottenbacher

STAFF PRESENT: Vicki Fisher, Fletcher Lacock, Kip Harrington, Patsy Horton, Brian Staten, Ted Johnson, Wade Nyberg and Rebel VanLoh.

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

1. Approval of the August 27, 2020 Zoning Board of Adjustment Meeting Minutes.

Bulman moved, Quasey seconded and the Zoning Board of Adjustment approved approval of the August 27, 2020 Zoning Board of Adjustment Meeting Minutes.

2. No. 20VA007 - Section 13, T2N, R7E

A request by Kayla Jefferies to consider an application for a **Variance to reduce the minimum required side yard setback from 8 feet to 3.3 feet from existing dwelling** for, legally described as Lot 2 of Mallridge Subdivision, located in Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 4326 Bronco Lane.

Lacock presented the application and reviewed the associated slides noting that a Vacation of Utility and Minor Drainage Easement has already been approved with utility concurrence. The existing structure does not impact drainage. Lacock stated the applicant is looking at building an attached garage and as there is an existing non-compliant setback, a variance is needed to the setback and would be the minimum adjustment necessary to be able to get a building permit. Lacock noted that staff believes that the use is not injurious to the neighborhood and recommends approval of the **Variance to reduce the minimum required side yard setback from 8 feet to 3.3 feet from the existing dwelling.**

Haven asked if the neighborhood has any objection to the request.

Lacock stated there have not been any comments or inquiries from the public.

Heikes moved, Bulman seconded and the Zoning Board of Adjustment approved the Variance to reduce the minimum required side yard setback from 8 feet to 3.3 feet for an existing dwelling based on Criteria #4 that it is the minimum adjustment necessary and Criteria #5 that it is not injurious to the neighborhood. (10 to 0 with Arguello, Braun, Bulman, Caesar, Gollhofer, Heikes, Herr, Quasney, Stuck and Vidal voting yes and none voting no)

3. Discussion Items

4. Staff Items

5. Zoning Board of Adjustment Items

There being no further business, Braun adjourned the meeting at 7:06 a.m. (10 to 0 with Arguello, Braun, Bulman, Caesar, Gollither, Heikes, Herr, Quasney, Stuck and Vidal voting yes and none voting no)