

MINUTES OF THE
RAPID CITY ZONING BOARD OF ADJUSTMENT
January 7, 2021

MEMBERS PRESENT: Kelly Arguello, Erik Braun, Karen Bulman, Racheal Caesar, Mike Gollhofer, Erik Heikes, John Herr, Haven Stuck, Eric Ottenbacher, Mike Quasney and Vince Vidal.

MEMBERS ABSENT: Bill Evans, Council Liaison was absent.

STAFF PRESENT: Vicki Fisher, Fletcher Lacock, Marty Gillies, Todd Peckosh, Wade Nyberg and Andrea Wolff.

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

1. No. 20VA009 - 1017 West Boulevard

A request by Tim J. Rangitsch to consider an application for a **Variance to reduce front yard setback from 35 feet to 22.5 feet; to reduce rear yard setback from 5 feet to 2.7 feet; to reduce side yard setback from 5 feet to 0.8 feet; to increase lot coverage from 30% to 52% for an existing garage** for property generally described as being located at Boulevard Addition.

Lacock present the application and reviewed the associated slides noting that the existing garage had been damaged by fire and in order to rebuild as previously constructed is requesting a Variance to reduce front yard setback from 35 feet to 22.5 feet; to reduce the rear yard setback from 5 feet to 2.7 feet; to reduce the side yard setback from 5 feet to 0.8 feet; and to increase lot coverage from 30% to 52% for an existing garage. Lacock noted that the property being a corner lot creates a unique circumstance. Lacock noted that the existing garage and residence are identified as contributing structures to the West Boulevard Historic District. Lacock stated that a Variance to reduce the front yard setback to allow the replacement of the front stoop was granted for this property in 2016. Lacock reviewed that due to the unique circumstances that brings the applicant before the Board, the intent to rebuild within the existing footprint, along with the unique setting of the property, staff recommends approval of the Variance request with stipulations. Lacock clarified that due to the location of the garage on the north property line there is a stipulation that no part of the structure shall overhang or encroach onto the adjacent property.

Stuck asked if granting this Variance is basically to reconfirm the existing non-conforming setbacks and if building requirements for historic construction to ensure historic value was required to be met and maintained. Lacock stated that the State Historic Commission would oversee that it meet the historic structure requirements. Fisher further clarified that yes it would.

Braun reviewed Stuck's first question regarding setbacks, asking if granting the Variance is to generally address the current setting or structure being legal, non-conforming and allowing the rebuild retains that status. Lacock confirmed that is correct.

In response to a question from Bulman if it is the applicant's intent to do a full rebuild due to damage or if they plan to utilize any of the existing structure, Tim J. Rangitsch, property owner, stated that due to the extensive damage they intend to do a complete rebuild.

Caesar moved, Quasney seconded and the Planning Commission approved the Variance request based on Criteria # 3 being in harmony with the general purposes and intent of this title and will not be injurious to the neighborhood, with the following stipulations:

- 1. No part of the structure shall overhang or encroach onto the adjacent property;**
- 2. Prior to issuance of a Building Permit, a Historic 11.1 review shall be approved; and,**
- 3. The Variance shall be specific to the location and footprint of the damaged detached garage. (9 to 0 with Arguello, Braun, Bulman, Caesar, Gollhofer, Herr, Quasney, Stuck 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 the Gollhofer moved, Bulman and unanimously carried to adjourn the Zoning Board of Adjustment Meeting at 7:12 a.m. 9 to 0 with Arguello, Braun, Bulman, Caesar, Gollhofer, Herr, Quasney, Stuck and Vidal voting yes and none voting no)