

MINUTES OF THE
RAPID CITY ZONING BOARD OF ADJUSTMENT
June 10, 2021

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

MEMBERS ABSENT: John Herr, Eric Ottenbacher and Haven Stuck.

STAFF PRESENT: Vicki Fisher, Karl Bauer, Kip Harrington, Sarah Hanzel, Tim Behlings, Todd Peckosh, Wade Nyberg and Andrea Wolff.

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

1. Approval of the May 27, 2021 Zoning Board of Adjustment Minutes

Caesar moved, Bulman seconded and the Zoning Board of Adjustment approved the May 27, 2021 Zoning Board of Adjustment Minutes. (8 to 0 with Arguello, Braun, Bulman, Caesar, Gollhofer, Heikes, Quasney and Vidal voting yes and none voting no)

2. No. 21VA005 - Replat of Nowlin and Wood Addition

A request by D.C. Scott Surveyors, Inc. for Joe Miller to consider an application for a **Variance to reduce the side yard setback from 8 feet to 5 feet** for Lot 25 of Block 33 of Replat of Nowlin and Wood Addition, located in Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1018 Milwaukee Street.

Hanzel presented the application and reviewed the associated slides showing that the property currently has a parking pad but no garage. Hanzel noted one of the special circumstance of the property is that it is located on a corner lot. With double frontage requiring 25 foot setbacks on each side the buildable area is reduced. Hanzel said that staff reviewed the option to build the garage in another location on the lot, but due to the size, the shape and the topography of the lot, that is not an option. Hanzel stated since the applicant is using the existing street access, and since the concrete pad is limited in size staff believe the reduction of the side yard setback from 8 feet to 5 feet to be the minimal adjustment needed to allow reasonable use of the property. Hanzel stated that the Fire Department has identified the need for fire suppressant materials to be used in construction of the garage. Additionally staff noted that the drainage will need to be designed to drain towards the street. Hanzel stated that staff recommends approval of the Variance to reduce the side yard setback from 8 feet to 5 feet with the stipulations outlined in the Project Report.

Bulman stated that she believes this is reasonable use of the land and is the minimal adjustment for use of the land and is in harmony with the neighborhood.

Bulman moved, Heikes seconded and the Zoning Board of Adjustment approved the Variance to reduce the side yard setback from 8 feet to 5 feet

for the proposed garage only, with the following stipulations based on Criteria #1.

1. The new construction shall be designed to drain to the street.
2. The side yard wall of the new garage shall be constructed of entirely non-combustible materials, with no soffit protrusion, or any openings. The wall construction shall include metal wall framing with 5/8 type x sheetrock extending from grade level to the underside of the roof sheeting on the interior and exterior sides of the wall. Exterior siding and trim shall be non-combustible materials; and,
3. As an alternative, the side wall shall be constructed as a masonry wall. (8 to 0 with Arguello, Braun, Bulman, Caesar, Golliher, Heikes, Quasney 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 Vidal moved, Caesar seconded and unanimously carried to adjourn the meeting at 7.05 a.m. (8 to 0 with Arguello, Braun, Bulman, Caesar, Golliher, Heikes, Quasney and Vidal voting yes and none voting no)