MINUTES OF THE
RAPID CITY ZONING BOARD OF ADJUSTMENT
March 10, 2022

MEMBERS PRESENT Erik Braun, Racheal Caesar, Mike Golliher, Eirik Heikes, Haven Stuck, Eric Ottenbacher, Mike Quasney and

MEMBERS ABSENT: Kelly Arguello, Karen Bulman, John Herr and Vince Vidal. Ron Wiefenbach, Council Liaison was also absent.

STAFF PRESENT: Vicki Fisher, Kip Harrington, Sarah Hanzel, Tanner Halonen, Marlo Kapsa, Tim Behlings, Chip Premus, Todd Peckosh, Kinsley Groote and Andrea Wolff.

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

1. Approval of the February 24, 2022 Zoning Board of Adjustment Minutes

   Caesar moved, Golliher seconded and the Zoning Board of Adjustment approved the February 24, 2022 Zoning Board of Adjustment Minutes.

2. No. 22VA001 - Nowlin and Wood Addition

   A request by Steve and Dorothy Wilkison to consider an application for a Variance to reduce the minimum lot size for a 2-family structure from 8,000 square feet to 5,850 square feet for Lot 12 thru 13 of Block 25 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 211 and 211 1/2 E. Custer Street.

   Hanzel presented the application and reviewed the associated slides. Hanzel noted that the use is supported by the zoning and does not impact traffic or parking. Hanzel note that the structure has been a 2-family use for some time, but due to a recent remodel they lost their legal non-conforming status and are therefore requesting the Variance. Hanzel noted that the property has parking to the rear off of the alley. Hanzel discussed staff’s review noting that as the lot was platted prior to current zoning code the lot size is a special circumstance, that the use is in harmony with the neighborhood and the Comprehensive Plan and that this is the minimal adjustment. Hanzel stated that staff recommends approval of the Variance to reduce the minimum lot size for a 2-family structure from 8,000 square feet to 5,850 square feet.

   In response to a question from Ottenbacher on when the structure was built, Hanzel confirmed the basement building was built in 1949 and added to in 1958. In response to Ottenbacher comment that it looks newer, Hanzel stated that the remodel is the reason it looks newer and why they are asking for a Variance.

   In response to Ottenbacher’s question as to use of property as a duplex, Hanzel stated it has been 2 family structure since 1958. Fisher reviewed the history of the property and why they are requesting the Variance.

   Heikes spoke to how this is a good use of housing and providing alternative
housing inventory.

Quasney spoke to his support for both the improvement to properties and the availability of affordable housing.

Caesar spoke to how although the request is to allow a smaller lot size it is not increasing the footprint just allowing an existing use to continue and she is in support of the request.

Quasney moved, Heikes seconded and the Zoning Board of Adjustment approved the Variance to reduce the minimum lot size for a 2-family structure from 8,000 square feet to 5,850 square feet based on Criteria #4 minimal adjustment.

3. **Discussion Items**
   
   None

4. **Staff Items**
   
   None

5. **Zoning Board of Adjustment Items**
   
   None

There being no further business Caesar moved, Quasney seconded and unanimously carried to adjourn the meeting at 7:10 a.m. (7 to 0 with Braun, Caesar, Golliher, Heikes, Ottenbacher, Quasney and Stuck voting yes and none voting no)