

MINUTES OF THE  
RAPID CITY ZONING BOARD OF ADJUSTMENT  
June 9, 2022

MEMBERS PRESENT: Kelly Arguello, Karen Bulman, Racheal Caesar, Mike Gollither, Eirik Heikes, John Herr, Haven Stuck, Mike Quasney and Vince Vidal.

MEMBERS ABSENT: Erik Braun, Eric Ottenbacher. Ron Wiefenbach, Council Liaison was also absent.

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

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

1. Approval of the May 26, 2022 Zoning Board of Adjustment Minutes

**Bulman moved and Quasney seconded and the Zoning Board of Adjustment approved the May 26, 2022 Zoning Board of Adjustment Minutes.**

2. No. 22VA007 - South Belleview Addition

A request by Andrea Young to consider an application for a **Variance to allow a two-story, 20.5 foot high accessory structure in lieu of the maximum height of 15 feet** for Lot 2 of South Bellview Addition, located in Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 141 Belleview Drive.

Hanzel presented the application and reviewed the associated slides. Hanzel noted that there is topography change on the property sloping down from the front to back and the proposed design incorporates this slope. However, Hanzel noted that staff is unable to identify criteria supporting a Variance stating that the lot is large enough to allow a detached garage and potentially an additional shed without exceeding allotted accumulative accessory building area, no special circumstance exists to meet need, requested design is not in harmony with neighborhood character and that it is not the minimal adjustment. Hanzel stated for those reasons staff is unable to support the request for a Variance to allow a two-story, 20.5 foot high accessory structure in lieu of the maximum height of 15 feet.

In response to a question regarding height and options available including potential use as an accessory dwelling, Hanzel reviewed height measurement and the impact on the neighborhood overall noting impact to the rear may be more negative than from the front. Hanzel also reviewed the Accessory Dwelling Unit process noting that the maximum Accessory Dwelling Unit height for a detached unit is also 15 feet. Fisher spoke to the impact two story structures have on surrounding properties as well as the options available for the property owner other than a two story structure. However, Fisher noted that the applicant is not in the audience so they are unable to discuss options and suggest possibly continuing the item.

Bill Evans, who resides in the neighborhood spoke to the nature of the neighborhood stating that although he is happy to see people making

improvements to properties in the area, he wondered if there were any options to modify the design to lower the height and the impact it would have.

**Quasney moved and Vidal seconded and the Zoning Board of Adjustment Continued the Variance to allow a two-story, 20.5 foot high accessory structure in lieu of the maximum height of 15 to the June 23, 2022 Zoning Board of Adjustment Meeting. (9 to 0 with Arguello, Bulman, Caesar, Gollither, Heikes, Herr, Quasney, Stuck and Vidal voting yes and none voting no)**

3. Staff and Zoning Board of Adjustment Discussion Items  
None

**There being no further business Vidal moved, Gollither seconded and :unanimously carried to adjourn the meeting at 7:16 a.m. (9 to 0 with Arguello, Bulman, Caesar, Gollither, Heikes, Herr, Quasney, Stuck and Vidal voting yes and none voting no)**