

DRAFT

MINUTES OF THE
RAPID CITY ZONING BOARD OF ADJUSTMENT
January 5, 2023

MEMBERS PRESENT: Kelly Arguello, Erik Braun, Karen Bulman, Mike Gollither, Eirik Heikes, Haven Stuck, Brook Kaufman, Mike Quasney and Vince Vidal.

MEMBERS ABSENT: John Herr, Eric Ottenbacher. Bill Evans, Council Liaison was also absent.

STAFF PRESENT: Vicki Fisher, Tanner Halonen, Kip Harrington, Sarah Hanzel, Kinsley Groote and Andrea Wolff.

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

1. Approval of the October 6, 2022 Zoning Board of Adjustment Minutes

Bulman moved and Vidal seconded and the Zoning Board of Adjustment approved approval of the October 6, 2022 Zoning Board of Adjustment Minutes.

2. No. 22VA013 - Boulevard Addition

A request by Peter Schmid for Galt Investments LLC to consider an application for a **Variance to reduce required parking from 62 parking spaces to 31 parking spaces and to reduce a drive aisle width to 11 feet** for Lot B of replat of Lot 1 thru 3; vacated alley and Lot 4 thru 7 of Block 24 of Boulevard Addition, located in Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 809 South Street.

Hanzel presented the application and reviewed the associated slides noting it is contributing structure in the historical district and has been used as office for many years and the proposed uses do meet the Future Land Use and current zoning. Hanzel noted that based on current use the parking is out of compliance. She added that the proposed uses will reduce the overall parking demand and amount of parking required by the Municipal. Hanzel explained that the change of uses, which includes converting the 3rd floor to 4 residential units and the 4th floor to include 1 residential unit are supported by staff in terms of use but will require Historic review and approval. Hanzel reviewed historical parking, stating there does not appear to be any issues and also pointed out that there is on-street parking available. Hanzel explained how the proposed uses are in harmony with the neighborhood and the restriction of expansion in a built-out area.

Peter Schmid, owner of property, stated he was available for questions.

Vidal moved and Kaufman seconded and the Zoning Board of Adjustment approved approval of the Variance request based on Criteria #2 with the following stipulations:

1. Any change in use that requires additional parking beyond 62 spaces shall require a new Variance request; and,
2. A building permit must be obtained for alterations. A historic review is

required for any exterior modifications to the structure, including the proposed new fourth story. Granting of the Variance does not indicate historic approval. (9 to 0 with Arguello, Braun, Bulman, Gollither, Heikes, Kaufman, Quasney, Stuck and Vidal voting yes and none voting no)

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Staff and Zoning Board of Adjustment Discussion Items

None

There being no further business Bulman moved, Vidal seconded and unanimously carried to adjourn the meeting at 7:12 a.m. (9 to 0 with Arguello, Braun, Bulman, Gollither, Heikes, Kaufman, Quasney, Stuck and Vidal voting yes and none voting no)