

MINUTES OF THE
RAPID CITY ZONING BOARD OF ADJUSTMENT
August 25, 2016

MEMBERS PRESENT: Erik Braun, John Brewer, Karen Bulman, John Herr, Galen Hoogestraat, Linda Marchand, Steve Rolinger, Kim Schmidt, Andrew Scull and Jan Swank. Darla Drew, Council Liaison was also present.

MEMBERS ABSENT: Mark Jobman

STAFF PRESENT: Vicki Fisher, Fletcher Lacock, Robert Laroco, Kip Harrington, Patsy Horton, Tim Behlings, Dale Tech, Ted Johnson, Carla Cushman and Andrea Wolff.

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

1. Approval of the May 26, 2016 Zoning Board of Adjustment Meeting Minutes.

Bulman moved, Rolinger seconded and unanimously carried to approve the May 26, 2016 Zoning Board of Adjustment Meeting Minutes. (9 to 0 with Braun, Brewer, Bulman, Herr, Hoogestraat, Marchand, Rolinger, Scull, and Swank voting yes and none voting no)

2. No. 16VA004 - Canyon Lake Heights Subdivision Section 9

A request by Justin and Laura Klapperich to consider an application for a **Variance to allow a 6 foot high fence in lieu of 4 feet high fence** for Lot B of Lot 1 of Block 8 of Canyon Lake Heights Section 9, located in Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 3100 Iris Drive.

Lacock presented the application noting that this particular property has three frontages which restricts the ability for a fence on the property as the Rapid City Municipal Code requires front yard fences be no higher than 4 feet. The applicant is requesting a Variance to allow the six foot high fence in lieu of a four foot high fence. Lacock noted that the proposed fence will not extend into any of the sight triangles and as such, staff recommends that the **Variance to allow a 6 foot high fence in lieu of 4 feet high fence** be approved citing the three adjacent streets as a special circumstance.

Bulman moved, Marchand seconded to approve the Variance to allow a 6 foot high fence in lieu of 4 feet high fence be approved with the following stipulation based on the special circumstances of the property abutting streets along three lot lines with the stipulation that;

1. **The applicant shall confirm the location of the property pins and construct the fence on the property.**

3. Discussion Items

None

4. Staff Items
 None

5. Zoning Board of Adjustment Items
 None

There being no further business, Rolinger moved, Swank seconded and unanimously carried to adjourn the meeting at 7:07 a.m. (9 to 0 with Braun, Brewer, Bulman, Herr, Hoogestraat, Marchand, Rolinger, Scull, and Swank voting yes and none voting no)