

MINUTES OF THE
RAPID CITY ZONING BOARD OF ADJUSTMENT
May 25, 2017

MEMBERS PRESENT: Erik Braun, Karen Bulman, Rachel Caesar, Mike Gollhofer, John Herr, Galen Hoogestraat, Mike Quasney, Kimberly Schmidt and Gerald Sullivan. Darla Drew, Council Liaison was also present.

MEMBERS ABSENT: Curt Huus and Steve Rolinger

STAFF PRESENT: Vicki Fisher, Fletcher Lacock, Sarah Hanzel, Tim Behlings, Ted Johnson, Kinsley Groote and Andrea Wolff.

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

1. Approval of April 20, 2017 Zoning Board of Adjustment Meeting Minutes

Hoogestraat moved, Bulman seconded and unanimously approved the April 20, 2017 Zoning Board of Adjustment Meeting Minutes. (9 to 0 with Braun, Bulman, Caesar, Gollhofer, Herr, Hoogestraat, Quasney, Schmidt and Sullivan voting yes and none voting no)

2. No. 17VA004 - Canyon View Tract

A request by Cassie and Jennifer Silbernagel to consider an application for a **Variance to side yard setback** for Lot 19 of Block 6 of Canyon View Tract, located in Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1104 West Boulevard North.

Lacock presented the application reviewing staff's recommendation and the intent of Zoning Ordinance in requiring setbacks to allow open area and to reduce fire danger. Lacock noted that should the Zoning Board of Adjustment find that a variance be allowed that the applicant coordinate with the Rapid City Fire Department and that the existing shed be removed which would reduce the lot coverage or the applicant must obtain a Conditional Use Permit to allow an oversized garage. Lacock stated that staff recommends that the variance be denied, but should the Zoning Board grant the variance that the setback be no less than 5 feet.

Bulman stated that she would support approving a variance to allow a 5 foot setback. Hoogestraat agreed with the 5 foot setback.

Fisher reviewed allowed lot coverage and garage size as defined in Chapter 17 of the Rapid City Municipal Code.

Cassie Silbernagel, 1104 West Boulevard, the applicant, stated that they would be agreeable to the 5 foot setback and stated that removal of the shed is the end goal once the garage has been built. Silbernagel thanked the Planning Commission for their time and consideration.

Bulman moved to allow a 5 foot setback; that the shed be removed once the construction of the garaged is completed and for the applicant to coordinate with the Fire Department to sprinkle the structure. (9 to 0 with Braun, Bulman, Caesar, Gollhofer, Herr, Hoogestraat, Quasney, Schmidt and Sullivan voting yes and none voting no)

3. No. 17VA005 - South Boulevard Addition

A request by Jessica Castleberry to consider an application for a **Variance to waive requirements for installation of 6 foot privacy fence** for Lot 27 thru 30 of Block 19 of South Boulevard Addition, located in Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 2220 5th Street.

Lacock presented the application and reviewed the associated slides stating that the applicant is requesting to not install the required fence between the commercial use and the neighboring residential property clarifying that the affected property owner supports the request.

Bulman moved, Quasney seconded and unanimously carried to approve the requested Variance based on the criteria and that enforcing the requirement would create a hardship. (9 to 0 with Braun, Bulman, Caesar, Gollhofer, Herr, Hoogestraat, Quasney, Schmidt and Sullivan voting yes and none voting no)

4. Discussion Items

None

5. Staff Items

None

6. Zoning Board of Adjustment Items

None

There being no further business, Bulman moved, Kim seconded and unanimously carried to adjourn the meeting at 7:20 a.m. (9 to 0 with Braun, Bulman, Caesar, Gollhofer, Herr, Hoogestraat, Quasney, Schmidt and Sullivan voting yes and none voting no)