

**DRAFT**

MINUTES OF THE  
RAPID CITY ZONING BOARD OF ADJUSTMENT  
August 10, 2017

MEMBERS PRESENT: Karen Bulman, Rachel Caesar, Mike Gollhofer, John Herr, Curt Huus, Mike Quasney, Steve Rolinger, and Kimberly Schmidt. John Roberts, Council Liaison was also present.

MEMBERS ABSENT: Erik Braun, Gerald Sullivan and Galen Hoogestraat

STAFF PRESENT: Vicki Fisher, Fletcher Lacock, Sarah Hanzel, Tammy Stadel, Ted Johnson, Carla Cushman and Rebel VanLoh.

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

1. Approval of July 27, 2017 Zoning Board of Adjustment Meeting Minutes.

**Rolinger moved, Quasney seconded and unanimously carried to approve. (8 to 0 with Bulman, Caesar, Gollhofer, Herr, Huus, Quasney, Rolinger and Schmidt voting yes and none voting no)**

2. No. 17VA007 - Red Rock Estates

A request by Fisk Land Surveying and Consulting Engineers, Inc for Mark and Kelli Jobman to consider an application for a **Variance to reduce the side building setback from 8' to 5'2" for a proposed garage** for Lot 15 of Block 22 of Red Rock Estates, located in Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 6517 Bandon Lane.

Lacock presented the application and reviewed the associated slides. Lacock explained the current setbacks and the existing 20 foot wide easement on the property. Lacock noted that there was a letter in opposition from the adjacent property owner who is currently constructing a dwelling on the property to the north. Lacock also noted that the applicant has provided letters of support from other home owners in the neighborhood. Lacock stated there is an approved vacation of utility and minor drainage easement for the area which will encroach onto the easement. Lacock noted that since reasonable use of the land exists with what is currently developed on the property, staff is recommending to deny the variance request.

The applicant's, Mark and Kelly Jobman, explained the reasons why they are requesting the variance to build the addition to their home noting that most homes have been constructed with three stall garages.

Janelle Finck with Fisk Land Surveying presented various slides pertaining to the variance request. Finck described the criteria used in determining the approval of

a variance request noting that she believes the applicant's request meets these criteria and therefore should be approved.

Quasney asked Lacock to place a site photo back on the overhead and asked if there could be any drainage issues on the property. Lacock deferred to Ted Johnson who stated there should not be any issues that would adversely affect the drainage on the property. Quasney stated he would support the variance request.

Caesar asked for verification on the setbacks and stated that while calling the lack of a third stall garage a hardship is stretching it a bit, since there are not any health or safety issues and along with the fact the Fire Department does not have a problem with it, she does not see a reason to oppose the variance request.

Rolinger stated that he is in support of the request and moved to approve the variance request.

Fisher verified the setbacks and noted the distance between the properties. Fisher requested the motion maker to amend his motion to cite the criteria for which it is being approved. Rolinger agreed to amend the motion to include that this is a use otherwise allowed in the district, that there is a special circumstance created by the 20 foot wide easement along the south side of the property and that based on the development in the neighborhood, this is a reasonable use of the property.

Huus stated that he is not in support of the request.

**Rolinger moved, Quasney seconded and carried to approve. (7 to 1 with Bulman, Caesar, Golliher, Herr, Quasney, Rolinger and Schmidt voting yes and Huus voting no)**

3. Discussion Items
4. Staff Items
5. Zoning Board of Adjustment Items

**There being no further business, Rolinger moved, Quasney seconded and unanimously carried to adjourn the meeting at 7:25 a.m. (8 to 0 with Bulman, Caesar, Golliher, Herr, Huus, Quasney, Rolinger, and Schmidt voting yes and none voting no)**