

MINUTES OF THE
RAPID CITY ZONING BOARD OF ADJUSTMENT
September 21, 2017

MEMBERS PRESENT: Karen Bulman, Rachel Caesar, Galen Hoogestraat, Curt Huus, Mike Quasney, Steve Rolinger and Gerald Sullivan. John Roberts, Council Liaison was also present.

MEMBERS ABSENT: Erik Braun, Mike Gollither, John Herr, Kimberly Schmidt

STAFF PRESENT: Vicki Fisher, Fletcher Lacock, Patsy Horton, Tim Behlings, Ted Johnson, Carla Cushman and Andrea Wolff.

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

1. Approval of August 10, 2017 Zoning Board of Adjustment Meeting Minutes

Rolinger moved, Quasney seconded and unanimously carried to Approve the August 10, 2017 Zoning Board of Adjustment Meeting Minutes. (7 to 0 with Bulman, Caesar, Hoogestraat, Huus, Quasney, Rolinger and Sullivan voting yes and none voting no)

2. No. 17VA009 - Dakota Subdivision #1

A request by Lorene Triebwasser to consider an application for a **Variance to reduce front yard setback for an accessory structure from 35 feet to 5 feet and the side yard setback from 8 feet to 3 feet** for property generally described as being located at 524 Mall Drive

Lacock presented the application and reviewed the associated slides. Lacock pointed out that E. Mall Drive is identified on the Major Street Plan as a proposed Minor Arterial street. Lacock stated that a Minor Arterial requires a minimum of 100 feet of right-of-way width and that if E. Mall Drive should be built out as a Minor Arterial street the current 80 feet right-of-way would not be sufficient and an additional 10 feet of right-of-way would be required. Should the variance be granted, the requested carport would be located in that right-of-way. Lacock stated that reasonable use of the property exists and that staff is recommending that the variance be denied.

In response to a question from Quasney if the carport could be placed further back on the property, the applicant stated that the reason for the placement was to avoid having the carport so close to the house and she thought that setting it back 30 feet from the street would be safe.

In response to a question from Rolinger on how far she would have to move the carport to avoid the right-of way issue, Fisher stated that five feet would remove it from the right-of-way. Fisher noted it would still require a variance to allow the placement due to the 25 foot setback from Mall Drive.

Rolinger asked if it was acceptable to the applicant to revise the variance to

move the carport back 5 feet making the setback 10 feet and the applicant stated that was acceptable.

Rolinger moved, Caesar seconded and unanimously carried to approve the requested Variance to reduce the front yard setback for an accessory structure from 35 feet to 10 feet and the side yard setback from 8 feet to 3 feet. Citing two street frontages being a hardship. (7 to 0 with Bulman, Caesar, Hoogestraat, Huus, Quasney, Rolinger and Sullivan voting yes and none voting no)

3. Discussion Items
None

4. Staff Items
None

5. Zoning Board of Adjustment Items
None

There being no further business, Rolinger moved, Huus seconded and unanimously carried to adjourn the meeting at 7:13 a.m. (7 to 0 with Bulman, Caesar, Hoogestraat, Huus, Quasney, Rolinger and Sullivan voting yes and none voting no)