

MINUTES OF THE
RAPID CITY ZONING BOARD OF ADJUSTMENT
November 9, 2017

MEMBERS PRESENT: Erik Braun, Karen Bulman, Racheal Caesar, Mike Gollither, Galen Hoogestraat, Mike Quasney, Justin Vangraefschepe and Vince Vidal. John Roberts, Council Liaison was also present.

MEMBERS ABSENT: John Herr, Curt Huus and Kimberly Schmidt

STAFF PRESENT: Ken Young, Vicki Fisher, Fletcher Lacock, Sarah Hanzel, Tim Behlings, Ted Johnson, Carla Cushman and Andrea Wolff.

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

1. Approval of September 21, 2017 Zoning Board of Adjustment Meeting Minutes

Hoogestraat moved, Bulman seconded and unanimously carried to approve the minutes from the September 21, 2017 Zoning Board of Adjustment Meeting. (8 to 0 with Braun, Bulman, Caesar, Gollither, Herr, Hoogestraat, Quasney, Vangraefschepe and Vidal voting yes and none voting no)

2. No. 17VA010 - Minnewasta Subdivision

A request by Fisk Land Surveying & Consulting Engineers, Inc for Sharron and David Bramblee to consider an application for a **Variance to reduce rear yard setback from 5 feet to 1.5 feet** for Lot 7 of Block 1 of Minnewasta Subdivision, located in Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 2410 Harney Drive.

Lacock presented the application and reviewed the associated slides. Lacock noted that this variance is to bring the existing garage into compliance. Lacock stated staff is recommending that the variance be approved for the existing garage; however, if the garage were to be replaced it would be required to be rebuilt would have to meet current zoning requirements.

Janelle Finck, Fisk Landscaping & Consulting Engineers, Inc., reviewed the history associated with the structure stating that it was constructed where it is due to an error and that the applicant is trying to address that error to allow the sale of the property.

Lacock clarified that the motion needs to acknowledge the stipulation regarding replacement. Motion maker and seconder agreed.

Hoogestraat moved, Quasney seconded and unanimously carried to approve the requested Variance to reduce rear yard setback from 5 feet to 1.5 feet for the existing encroachment be approved citing criteria that this is the minimal amendment for reasonable use of the property. (8 to 0 with

- Braun, Bulman, Caesar, Golliher, Herr, Hoogestraat, Quasney, Vangraefschepe and Vidal 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, Bulman moved, Caesar seconded and unanimously carried to adjourn the meeting at 7:08 a.m. (8 to 0 with Braun, Bulman, Caesar, Golliher, Hoogestraat, Quasney and Vangraefschepe and Vidal voting yes and none voting no)