

MINUTES OF THE
RAPID CITY ZONING BOARD OF ADJUSTMENT
July 9, 2015

MEMBERS PRESENT: Erik Braun, John Brewer, Karen Bulman, Linda Marchand, Dennis Popp, Kay Rippentrop, Steve Rolinger, and Jan Swank. Amanda Scott, Council Liaison was also present.

MEMBERS ABSENT: Andrew Scull and Galen Hoogestraat.

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

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

1. Zoning Board of Adjustment approved the June 4, 2015 Zoning Board of Adjustment Meeting Minutes. Bulman moved, Popp seconded unanimously carried to approve. **(8 to 0 with Braun, Brewer, Bulman, Marchand, Popp, Rippentrop, Rolinger and Swank voting yes and no one voting no)**

2. No. 15VA001 - Country Club Heights Subdivision
A request by Shane Crecelius to consider an application for a **Variance to setbacks** for Lot 6 of Block 11 of Country Club Heights Subdivision, located in Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 319 Flint Drive.

Laroco presented the application and reviewed the associated slides. Staff noted the addition is for living space which is a permitted use within the zoning district, however the scale and style is not within the character of the neighborhood and would increase the density. Staff stated that if approved, a residential fire suppression system must be provided. Staff stated the variance does not support the neighborhood goal of conserving natural features and limiting impacts on the natural environment.

In response to a question from Rolinger regarding the criteria used to review the variance, Fisher stated that the criteria was included in the project report that was linked to the agenda.

Aaron Broten, 5345 Currant Court, speaking as representative of Scull Construction, spoke in support of the variance. In response to a question from Brewer, Broten confirmed that the expansion will utilize the same rafters and footprint as the existing structure.

Bulman noted that there is no hardship present on the property and that the request in is conflict with the Comprehensive Plan.

Bulman moved to deny, Swank seconded. Vote failed.

Rolinger discussed what is a reasonable use of land and noted the support of

the neighborhood for this request.

Fisher noted that, if approved, the Fire Department stipulated the requirement for a residential fire suppression system.

Rolinger moved, Swank seconded to approve with the Fire Department's stipulation based on reasonable use of the property. (7 to 1 with Braun, Brewer, Marchand, Popp, Rippentrop, Rolinger and Swank voting yes and Bulman voting no)

3. Discussion Items
None

4. Staff Items
None

5. Zoning Board of Adjustment Items
None

There being no further business, Popp moved, Swank seconded and unanimously carried to adjourn the meeting at 7:11 a.m. (8 to 0 with Braun, Brewer, Bulman, Marchand, Popp, Rippentrop, Rolinger, and Swank voting yes and none voting no)