

MINUTES OF THE
RAPID CITY ZONING BOARD OF ADJUSTMENT
July 23, 2015

MEMBERS PRESENT: Erik Braun, John Brewer, Karen Bulman, Galen Hoogestraat, Linda Marchand, Dennis Popp, Andrew Scull and Jan Swank. Amanda Scott, Council Liaison was also present.

MEMBERS ABSENT: Kay Rippentrop, Steve Rolinger

STAFF PRESENT: Brett Limbaugh, Vicki Fisher, Fletcher Lacock, Robert Laroco, Sarah Hanzel, Tim Behlings, Ted Johnson, Carla Cushman, Andrea Wolff and Laura Scott.

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

1. Zoning Board of Adjustment approved the July 9, 2015 Zoning Board of Adjustment Meeting Minutes.

Bulman moved, Swank seconded unanimously carried to approve. (8 to 0 with Braun, Brewer, Bulman, Hoogestraat, Marchand, Popp, Scull and Swank voting yes and none voting no)

2. No. 15VA002 - Simmons

A request by Scott O'Meara for OM Properties to consider an application for a **Variance to reduce parking** for property generally described as being located at 316 East Boulevard.

Laroco presented the application and reviewed the associated slides. Staff noted the applicant's intent to pave and stripe the parking to allow reasonable use of the land. Staff stated that the applicant also secured additional parking and improved circulation from the railway. Staff stated that currently the majority of the building is unusable due to inability to provide legally complying parking.

Bulman spoke to the use of the land and that the variance would improve the applicant's use.

Bulman moved, Popp seconded and unanimously carried to approve the Variance to reduce the required amount of off-street parking with the following stipulations;

1. **Prior to issuance of a building permit, final construction plans signed and sealed by a registered professional shall be submitted for review and approval. Submitted plans shall either remove the proposed overhead door from the southern side of the building or provide an alternative design which addresses health/life safety concerns noted by Building Services.**
2. **This Variance is to allow a minimum of 48 off-street parking spaces to be constructed on the property. A minimum of two of the parking spaces shall be handicap accessible. One of the provided handicap spaces shall be van accessible. Changes in the uses in the building**

which do not increase the required amount of off-street parking on the site shall be permitted. Changes to the uses within the building which result in an increase in the required amount of off-street parking shall require a new Variance be approved for an additional reduction in parking. (8 to 0 with Braun, Brewer, Bulman, Hoogestraat, Marchand, Popp, Scull and Swank 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, Swank moved, Braun seconded and unanimously carried to adjourn the meeting at 7:08 a.m. (8 to 0 with Braun, Brewer, Bulman, Hoogestraat, Marchand, Popp, Scull and Swank voting yes and none voting no)