

Case No. 16PD052

Legal Description:

The NW1/4 of the NW1/4 of the NE1/4 of Section 23, T1N, R7E BHM, Rapid City,
Pennington County, South Dakota

Kevin & Sandra Miller
4849 Enchanted Pines Dr.
Rapid City, SD. 57701
September 28, 2016

Community Planning & Development Services
City of Rapid City
300 6th St.
Rapid City, SD 57701

Final planned development to allow an oversized garage:

We live on ten acres just off south Highway 16 below the water tower. This acreage is on the far north side of Enchanted Hills sub-division. We have owned this property for over 20 years and lived here for 16 years.

My wife and I would like to build an oversized garage for our camper, boat, tractor, and a car. We have been fortunate not to get much damage to vehicles in the past from hail storms. We have had to replace our roof on our home twice.

Presently we have an attached garage with the square footage of 759 sq. ft. We also have a garden shed that is 105 sq. ft. for a total of 864 sq. ft.

The building would be a 40x40 steel building similar to a building you would purchase from Cleary Building Corp. It would not have the need for any water or sewer, only electricity for lighting on the inside and security for the exterior. At this point the Black Hills Energy box is about fifty feet away from the site. The building would only be used for storage of the camper, boat, tractor and a car.

The oversized garage would be 1600 sq. ft. This would bring the total storage square footage for the property to 2464 sq. ft. Because the maximum square footage of storage allowed for a city residence is 1500 sq. ft. this is 964 sq. ft. over the limit. We request an exception to the maximum size storage for a residence, because we have 10 acres of land and enough room to accommodate the garage.

We also request an exception to the minimum required lot size from 20 acres to 10 acres. Our land is heavily wooded to the point we can barely see the roof line of two neighbors.

Our useable land is well below the neighborhood above us. In fact most people don't know our house is located in this area. It is very secluded and private.

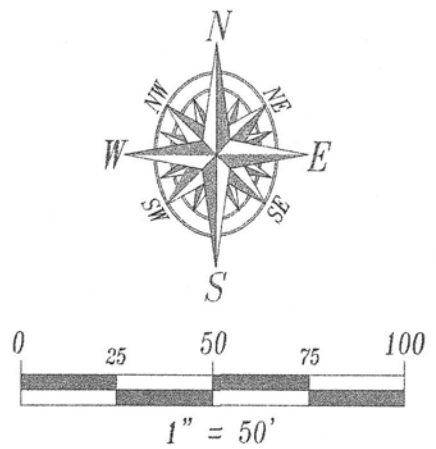
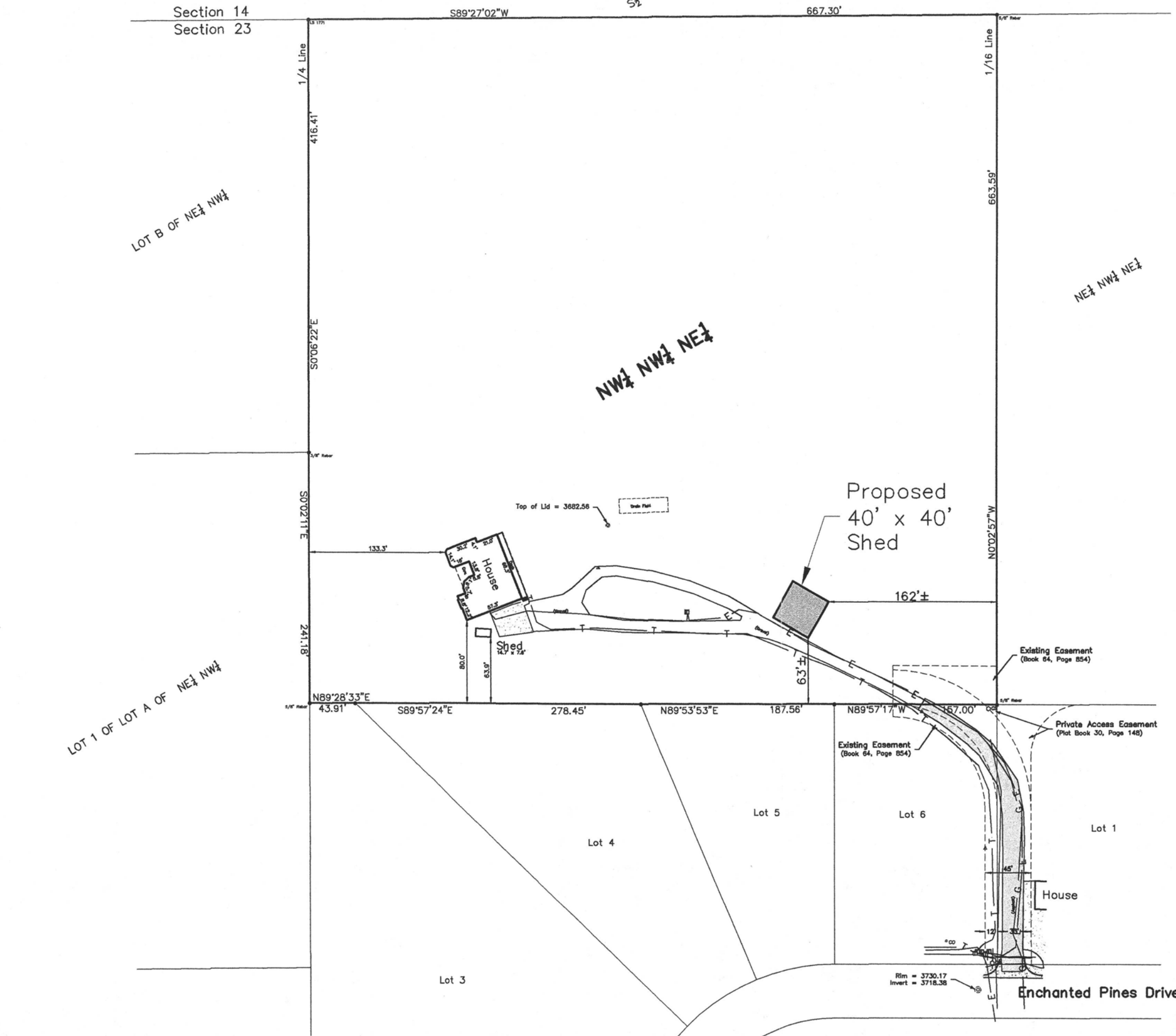
The area where we would locate the building has been the parking space for the camper, boat and tractor for over ten years. It is approximately 50 ft. by 50 ft. with natural growth of trees, plants and grasses established and have been for years. A minimum amount of grading will be needed to accommodate the new garage, such as gravel to level the floor.

We finally have the means to get our property out of the elements. We have agonized for years of the possible hail storm that would damage the vehicles we could not get under cover. When we had the wet heavy snows I was always pushing the snow off the camper and boat. I'm 64 years young, but it gets harder and harder each year.

Thank you for your consideration in this matter.

Sincerely,

Kevin D. Miller



September 26, 2016
Basis of Bearings
GPS Observation

RECEIVED

SEP 29 2016

RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES



Fisk Land Surveying
& Consulting, Inc.
1022 Main Street (P.O. Box 8154)
Rapid City, South Dakota 57709
(605) 348-1538
(605) 341-1112 (fx)

Site Plan
Proposed Lots A and B in the NW 1/4 NW 1/4 NE 1/4,
Section 23, T1N, 7E, BHM,
Rapid City, Pennington County, South Dakota

Surveyed by: CD/BL
Date 2/20/16
Drawn by: RWF
Checked by: JF
Revisions
Site Plan
1 of 1
Project No. 16-02-01



PATRICK ANDERSON
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 Branch Email: rapidcity@clearybuilding.com

8/1/2016

MILLER, KEVIN

Doc ID: 1192820160801101551

Client Proposal - Erected

Building Specification For:

MILLER, KEVIN
 4849 ENCHANTED PINES DR
 RAPID CITY, SOUTH DAKOTA 57701
 Cell Phone: (605) 645-4720
 Email: ford801sos@hotmail.com

Building Site Location:

Location: N/A
 Tenant: N/A
 4849 ENCHANTED PINES DR
 RAPID CITY, SOUTH DAKOTA 57701
 County: PENNINGTON



Endwall 1 & Sidewall 2



Endwall 2 & Sidewall 1

Notes

1. Only the Primary building is shown above.
2. These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

Energy Miser 30' 0" width x 40' 0" (Bays at 8' o.c.) length x 15' 4" eave height with 14' 0" truss clearance from 100'-0" mark.
 Truss (Standard Lower Chord) with 3/12 roof pitch. Default ceiling design: Designed to Support a Future Steel Ceiling

Type foundation: In Ground

Concrete floor: No

Purlin Blocking: Both Endwalls are purlin blocked

30 psf Roof Snow Load with 2"x4" Continuous 2' 0" inch on center purlins.

- Trusses are "made to order" for each building and designed by our Engineering Department.
- We manufacture a non-spliced laminated treated column with a two bolt saddled truss to column connection for superior strength. The Cleary column has a 50 year warranty against rot and decay.

Exterior Finishes

Roof: Grand Rib 3 Plus

- Lifetime Film Integrity Warranty, 35 Year Fade and Chalk Warranty, and G-90 Galvanizing Up to 1.0 ounce of Zinc Protection.

Siding: Grand Rib 3 Plus

Wainscot: None

Ventilation

Standard Ridge Cap not vented.

None on S1 & S2

None on E1 & E2

Accessories

RECEIVED

SEP 29 2016

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 & DEVELOPMENT SERVICES