Case No. 19VA005

Legal Description:

Lot 24 thru 26 of Block 7, of The Cottonwoods, located in Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
City of Rapid City  
Rapid City, South Dakota  
Department of Community Development  
Division of Current Planning  

I bought 2109 6th Ave in December of 2008. It was not a good house but I had plans to tear it down and build a new one. In doing so I improved the neighborhood. In the ensuing years other people added garages and refurbished their houses.

We need to be able to finish our property with a garage. I need to put the new garage on the pre-existing 20X26 good concrete pad that had been for a poorly constructed carport. I cannot attach a garage to the house. The existing slab is 6 feet from my house and the area between is made up of dirt and gravel, not a good way to build. It would require an additional footing between the existing slab and my house foundation and it would be prone to cracks and settling. I would like to build on the existing slab by putting on a reinforced slab on grade with piers 6 foot on grade.

I have many years of experience in the building trades and was a licensed contractor for 25 years.

A 20 X 26 ft. garage would be perfect for me to park and work on vehicles and it would add to the appearance of the house. The house to the south is 22 ft from my proposed garage. I would build a fire resistant south wall on the garage using steel studs.

My wife and I would very much like to have a garage, especially in the winters with the ice and snow in the driveway.

Regards,

Larry J. Wright