

Case No. 19PD022

Legal Description:

The W1/2 of the NW1/4 of the NW1/4 of the SW1/4 of Section 14, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota



PROJECT MEMO

PROJECT: Evans Residence (Skyline Ranch Road)

PROJECT #: 18-01

DATE: May 23, 2019

The Evan's are seeking a Conditional Use Permit (CUP) for their property on Skyline Ranch Road in Rapid City which is in the Park Forrest Zoning district. The zoning ordinance only allows a 1,500sf garage or a garage that's no bigger than 30% of the gross floor area of the dwelling.

This request is to allow cumulative garage space in the amount of 2,752sf for a dwelling that equals 6,759 gross square feet. The garage space is predominately located in a concealed basement which is largely hidden from view from Skyline Ranch Road. The basement garage space equals about 1,860sf and is essentially the size of the building footprint above. The main level garage space equals about 892sf.

If the basement garage is not allowed by variance request or this request for a conditional use permit, a larger main level garage could be designed and provided but would have a larger negative impact on the land, building massing and overall neighborhood building aesthetics.

RECEIVED

MAY 23 2019

RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

JUSTIFICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Rapid City

300 Sixth Street, Rapid City, SD 57701-2724

Phone: (605) 394-4120

Fax: (605) 394-6636

Web: www.rcgov.org

APPLICATION FOR
A VARIANCE

Written statement describing the proposed and/or intended use and detailing the Variances(s) being requested:

Park Forrest (PF) zoning allows for a 2-1/2 story building. Habitable basements and attics are considered 1/2 stories. The owner would like to build a 2-story house with both a habitable basement and attic which equates to 3 stories (.5+1+1+.5). The basement is completely underground on 3 sides (east, north and south) and is on-grade on the west side. The west side is for the most part predominately hidden from view from Skyline Ranch Road. The attic space is stepped back from the building perimeter to help diminish the overall height but is desirable for use to capture the views and solar exposure to the south. If the basement garage was eliminated thus making the building 2-1/2 stories, the scale and design of the house from the exterior would not change. This variance request has little or no affect to the public / neighborhood in terms of the view or aesthetics of the house.

RECEIVED

MAY 23 2019

RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

Applicant's Justification:

Pursuant to Chapter 17.54.020.D of the Rapid City Municipal Code, before the Board shall have the authority to grant a Variance, the applicant must adequately address the following criteria:

Criteria:	Applicant Response:
1. Granting the Variance is not contrary to the public interest;	The scale and design of the house from the exterior would not change. By allowing a predominately hidden basement garage, the owner can park / conceal their recreation vehicles in a garage under the house and avoid a larger on-grade garage. This variance request has little or no affect on the public / neighborhood in terms of the view or aesthetics of the house.
2. Special conditions on the property will result in an unnecessary hardship for the applicant;	To replace the predominately hidden basement garage with an on-grade garage the footprint of the building would increase significantly and would have a much larger impact on the land and grading. Allowing the basement garage and thus a 3-story building will provide a smaller footprint and smaller perceived house on this predominately wooded lot.
3. Granting the Variance is in the spirit and intent of the Zoning Ordinance, and;	If the spirit and intent of the zoning is to limit the scale and proportion of buildings to similar sizes, the scale and design of the house from the exterior would not change with this variance request. This variance request has little or no affect on the public / neighborhood in terms of the view or aesthetics of the house.
4. Granting the Variance will serve substantial justice.	The owner wishes to preserve the neighborhood, reduce the impact on the land and maximize the views and natural amenities of the site. If the basement garage is replaced with an on-grade garage the result would be a more sprawling structure that would have a bigger impact on the land and the neighborhood.

Lacock Fletcher

RECEIVED

From: Jason Roberdeau <jason@williamsassociatesarch.com>
Sent: Thursday, May 23, 2019 3:30 PM
To: Lacock Fletcher; Jason Roberdeau
Subject: Evans residence - Skyline Ranch Road

MAY 23 2019

RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

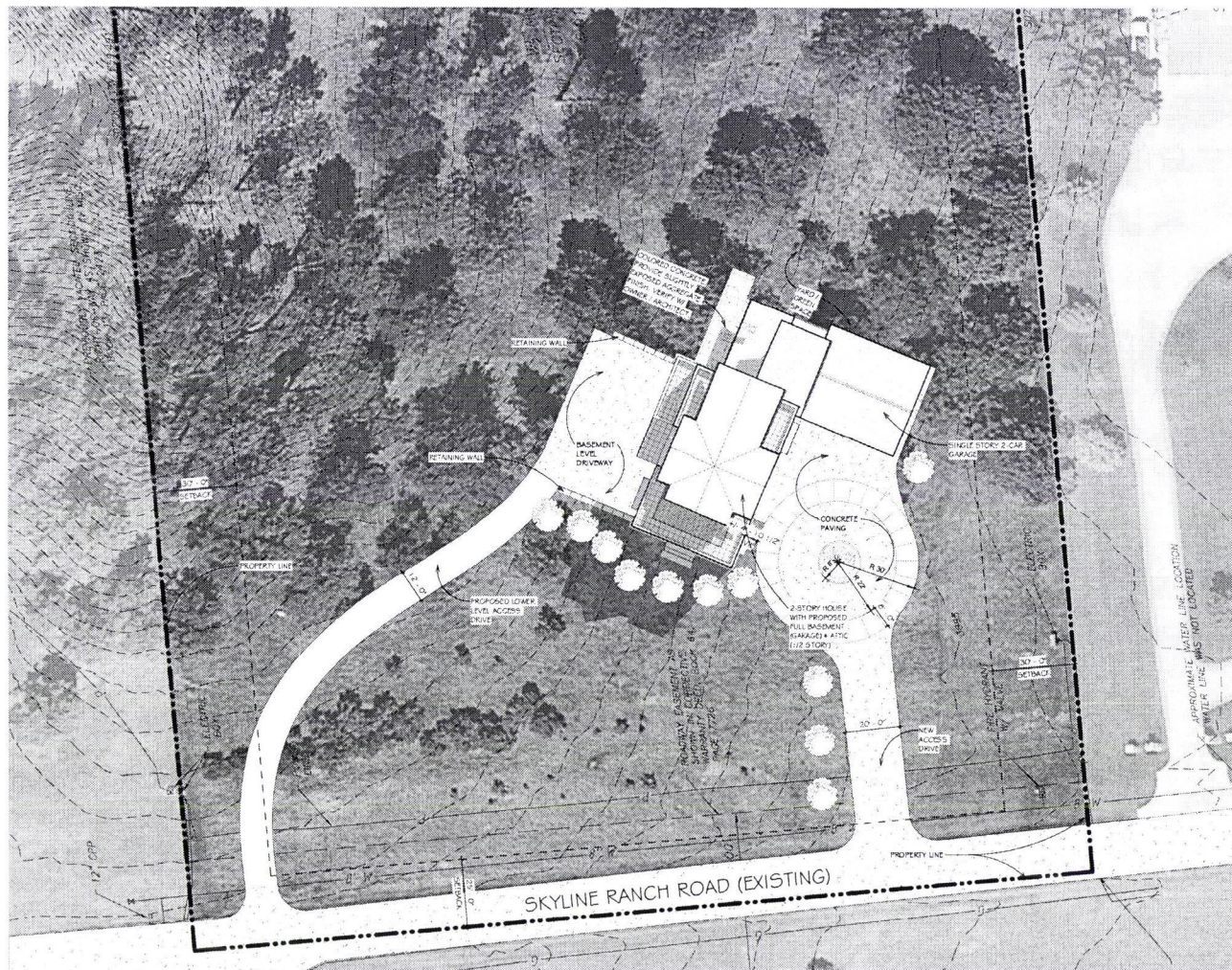
CAUTION: This email is from an outside source. Use caution before opening attachments, clicking links or providing confidential information.

Fletcher, the lighting for this residence will consist of exterior wall and soffit down-lighting around the building and exterior decks. There will also be some ground mounted landscape lighting around the house, access drive and around the decks. Please let me know if you need additional information or have any questions. Thanks, Jason

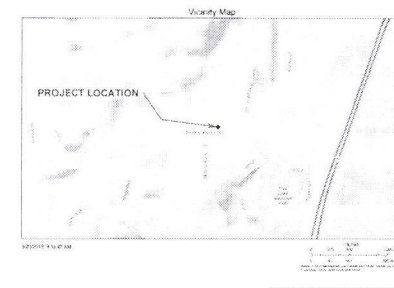
RECEIVED

MAY 23 2019

RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT



1 SITE PLAN
1" = 20'-0"



2 VICINITY MAP
1" = 600'-0"

**WILLIAMS &
ASSOCIATES
ARCHITECTURE, INC.**
1125 E. Colorado Blvd. Suite 204, Spearfish, South Dakota 57783
Phone: (605) 642-2099 | Fax: (605) 642-3338

IN PROGRESS
NOT FOR
CONSTRUCTION

THIS DRAWING AND THE DESIGN ARE
THE PROPERTY OF WILLIAMS & ASSOCIATES
ARCHITECTURE, INC. AND ARE NOT TO BE
REPRODUCED OR TRANSMITTED IN ANY
FORM OR BY ANY MEANS, ELECTRONIC OR
MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION
SYSTEMS WITHOUT PERMISSION IN WRITING
FROM WILLIAMS & ASSOCIATES ARCHITECTURE, INC.

Project Title
SKYLINE RANCH ROAD RESIDENCE
RAPID CITY, SOUTH DAKOTA

Project No. 1901
Issue Date T.B.D.
Print Stamp 5/23/2019
Designed By JH
Drawn By MHL

Revision Schedule

Revision	Date

Verification Bar Scale 1/4" = 1'-0"

0 1 2 4

Sheet Title

SITE PLAN

Sheet Number

AO



RECEIVED
MAY 24 2019
RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

WILLIAMS & ASSOCIATES ARCHITECTURE, INC.
125 E. Colorado Blvd., Suite 2A, Spearfish, South Dakota 57783
Phone: 605/642-2008 | Fax: 605/642-3038

**IN PROGRESS
NOT FOR
CONSTRUCTION**

PLEASE CONSULT WITH THE DESIGNER FOR
ALL CHANGES AND THE CONSTRUCTION OF
THE PROJECT. A PROFESSIONAL ARCHITECTURAL
DRAWING IS REQUIRED FOR ALL CHANGES AND
THESE CHANGES MUST BE APPROVED BY THE
DESIGNER BEFORE CONSTRUCTION BEGINS.

Project Title
SKYLINE RANCH ROAD RESIDENCE
RAPID CITY, SOUTH DAKOTA

Project No. 18-01
Issue Date 17.01.19
Print Stamp 5/22/2019
4:49:08 PM
Designed By JR
Drawn By MRL

Revision Schedule


Revision	Date

Verification Bar Scale: 1/4" = 1'-0"
PLEASE USE THE BAR SCALE TO VERIFY THAT
THE SCALE OF THIS DRAWING IS CORRECT.
0 1 2 4

Sheet Title
SITE PLAN

Sheet Number
AO





WILLIAMS & ASSOCIATES
ARCHITECTURE, INC.
125 E. Colorado Blvd. Suite 2A, Spearhead, South Dakota 57783
Phone: (605) 642-2009 | Fax: (605) 642-3338

IN PROGRESS
NOT FOR
CONSTRUCTION


THESE DRAWINGS AND THE ORIGINAL SET
CONTAINED HEREIN ARE THE PROPERTY OF
WILLIAMS & ASSOCIATES ARCHITECTURE, INC.
NO PART OF THESE DRAWINGS ARE TO BE
REPRODUCED OR TRANSMITTED IN ANY FORM
OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING, OR BY
ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.
(12/2016/11)

Project Title
SKYLINE RANCH ROAD RESIDENCE
RAPID CITY, SOUTH DAKOTA

Project No. 19-01
Issue Date 11.15.19
Print Stamp 5/23/2019
Designed By JH
Drawn By MHL

Revision Schedule	
Revision	Date

Verification Bar Scale: 1/4" = 1'-0"




0 1 2 4

Sheet Title
WEST ELEVATION

Sheet Number
A8



1 SOUTH ELEVATION
1/4" = 1'-0"



WILLIAMS & ASSOCIATES
ARCHITECTURE, INC.
135 E. Colorado Blvd. Suite 2A, Spearfish, South Dakota 57783
Phone: (605) 642-3339 | Fax: (605) 642-3338

**IN PROGRESS
NOT FOR
CONSTRUCTION**

These drawings are not intended to be used for construction of any building or structure without the approval of the local building department. The user assumes all liability for any and all consequences resulting from the use of these drawings for any purpose other than that intended by the architect.


Project Title
SKYLINE RANCH ROAD RESIDENCE
RAPID CITY, SOUTH DAKOTA

Project No. 19-01
Issue Date 7.8.19
Print Stamp 5/23/2019
Designed By JR
Drawn By MHL

Revision Schedule	
Revision	Date

Verification Bar Scale 1/4" = 1'-0"

VERIFICATION BAR SCALE: 1/4" = 1'-0". THIS SCALE IS FOR VERIFICATION PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM THE USE OF THIS SCALE FOR ANY PURPOSE OTHER THAN THAT INTENDED BY THE ARCHITECT.



Sheet Title
NORTH ELEVATION

Sheet Number
A5



① EAST ELEVATION
1/4" = 1'-0"



**WILLIAMS &
ASSOCIATES**
ARCHITECTURE, INC.
125 E. Colorado Blvd., Suite 2A, Spearhead, South Dakota 57783
Phone: (605) 642-3069 | Fax: (605) 642-3338

IN PROGRESS
NOT FOR
CONSTRUCTION

THIS DRAWING AND ALL CONTENTS HEREIN ARE THE PROPERTY OF WILLIAMS & ASSOCIATES ARCHITECTURE, INC. NO PART OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF WILLIAMS & ASSOCIATES ARCHITECTURE, INC.

Project Title
SKYLINE RANCH ROAD RESIDENCE
RAPID CITY, SOUTH DAKOTA

Project No. 18-01
Issue Date 11.15.18
Print Stamp 5/23/2019
Designed By JR
Drawn By MHS

Revision Schedule

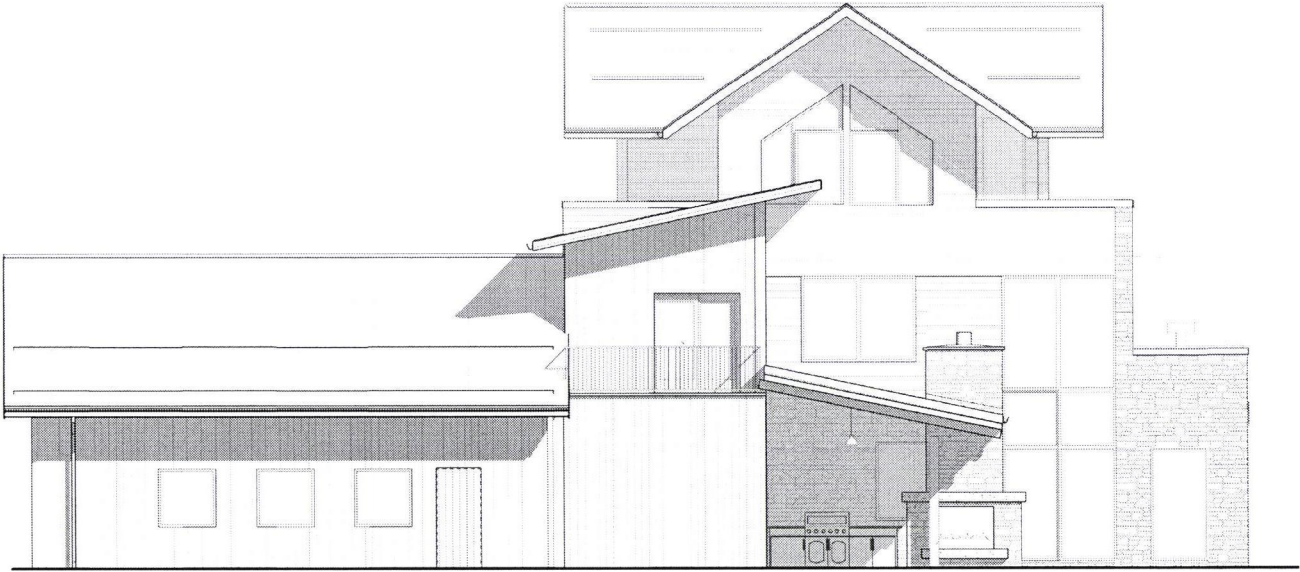
Revision	Date

Verification Bar Scale: 1/4" = 1'-0"

0 1 2 4

Sheet Title
EAST ELEVATION

Sheet Number
A6



1 NORTH ELEVATION
1/4" = 1'-0"



**WILLIAMS &
ASSOCIATES
ARCHITECTURE, INC.**
105 E. Columbia Road, Suite 201, Rapid City, South Dakota 57701
Phone: (605) 642-2009 | Fax: (605) 642-3339

IN PROGRESS
NOT FOR
CONSTRUCTION

THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF WILLIAMS & ASSOCIATES ARCHITECTURE, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WILLIAMS & ASSOCIATES ARCHITECTURE, INC.

Project Title
SKYLINE RANCH ROAD RESIDENCE
RAPID CITY, SOUTH DAKOTA

Project No. 18401
Issue Date 1.8.19
Print Stamp 5/9/2019
Designed By JK
Drawn By MHL

Revision Schedule	
Revision	Date

Verification Bar Scale: 1/4" = 1'-0"



0 1 2 4

Sheet Title
SOUTH ELEVATION

Sheet Number
A7

GENERAL NOTES

1. FINISH FLOOR ELEVATION TO BE ARCHITECTURAL = 100.00
2. ALL DIMENSIONS ARE TO FACE OF BLOCK, STUD, OR CONCRETE UNLESS NOTED OTHERWISE.
3. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO PROCEEDING.
4. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE THE WORK OF ALL TRADES INVOLVED IN THE PROJECT AS PART OF THE CONTRACT.
5. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
6. GENERAL CONTRACTOR SHALL PROVIDE A COMPLETE AND PROPER EXECUTION OF THE WORK AS INDICATED ON ALL DRAWINGS. IF ERRORS IN LAYOUT DIMENSIONS OR DETAILS ARE FOUND BETWEEN ARCHITECTURAL, MECHANICAL, OR ELECTRICAL DRAWINGS, CONTACT THE ARCHITECT IMMEDIATELY.
7. GENERAL CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO COORDINATE WITH THE OWNER WORK AND/OR SUPPLIED ITEMS THAT ARE UNANIMOUSLY PROVIDED CONTRACTOR INSTALLED (U.P.C.) OR ARE NOT IN CONTRACT (N.I.C.) BUT ARE ATTACHED TO THE CONTRACTOR'S WORK.
8. GENERAL CONTRACTOR TO PROVIDE ALL BLOCKING, FRAMING, OR BRACING FOR WALL/CEILING MOUNTED EQUIPMENT, FIXTURES, AND HARDWARE IN CONTRACT (I.C.) OR N.I.C.
9. ALL LAYOUT, SCAL DRAWINGS AND DETAILS CORRECT OR SUPERSEDE ALL SMALLER SCALE DRAWINGS AND DETAILS.
10. PROVIDE EVIDENT BOARD EXPANSION JOINTS AT 30'-0" MAX. IN STRAIGHT WALLS OR AS RECOMMENDED BY THE INSTALLER.
11. WATER RESISTANT CAPSUL FLOOR SHALL BE INSTALLED IN ALL RESTROOMS AND JANITOR CLOSET AREAS. PROVIDE CONCRETE OR FIBERGLASS BACKER BOARD BEHIND WALL TILE AREAS (TYPICAL).

DIMENSIONING NOTES

1. ALL DIMENSIONS ARE TO FACE OF BLOCK, STUD, OR CONCRETE UNLESS NOTED OTHERWISE.
2. THE END DIMENSION OF A DIMENSION STRING IS TYPICALLY THE WALL THICKNESS UNLESS NOTED OTHERWISE.
3. ALL INTERIOR WOOD STUDS ARE 2x4 WOOD STUDS AT 16" O.C. UNLESS NOTED OTHERWISE. ALL EXTERIOR WOOD STUDS UP TO A HEIGHT OF 14'-0" ARE 2x4 WOOD STUDS UP TO A HEIGHT OF 14'-0" ARE 2x4 WOOD STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
4. ADDITIONAL DIMENSIONS TO BE PROVIDED AS NEEDED DURING CONSTRUCTION.

LEGEND

- NEW FRAMED STUD WALL, SEE WALL TYPES FOR DETAILS
- FUTURE CONSTRUCTION, NOT IN CONTRACT (N.I.C.)
- WALL TYPE, SEE DETAILS ON SHEET N-1
- REVISION, SEE NOTES TO SHEET N-1
- FURNITURE, CONSTRUCTION, OR EQUIPMENT NOT IN CONTRACT (N.I.C.)

KEYNOTES

1. FIRE RATED DOOR
2. 20 MIN. FIRE RATED DOOR
3. 2x6 PAULS EXTERIOR
4. FLOOR DRAIN
5. STEP LIGHTS, (SEE QUANTITIES)
6. BATHROOM VENTILATION, (SEE QUANTITIES)
7. 600 AMP. BREAKER
8. 80 AMP. 220V. OUTLET, VERIFY W/ OWNER
9. SINKS & CABSINETS, VERIFY W/ OWNER
10. OVERHEAD DOOR TO EXTEND UP TO AND ALONG THE CEILING ABOVE.
11. GAS HEATER, (SEE QUANTITIES)
12. FLOOR DRAIN
13. LAUNDRY WASH DRAIN ON STAGES OF ON FLOOR
14. PROVIDE GROUND FOR HOT TUB
15. STONE / BLOCK RETAINING WALL, VERIFY
16. GARAGE MOTORCYCLE LIFT, VERIFY EQUIPMENT WITH OWNER, PROVIDE RECESS IN CONCRETE AS REQUIRED
17. FIRE RATED WALL DOOR, VERIFY & COORDINATE WITH MANUFACTURER
18. FREE STANDING TUB
19. CONTINUOUS TILE SURFACE
20. PROVIDE RAFTER DRAIN / HARDWARE, PROVIDE RAFTER DRAIN: 3" STEEL SIDE, OVERHEAD DOOR, WIDTH 4" TO CENTER OPENING, TYPICAL
21. PROVIDE 3" DIA. FRAMED SLOTTED ABOVE AS REQUIRED TO CREATE A BUILT IN FRAMED LOOK FOR CABSINETS, COORDINATE DIMENSIONS AS CABSINETS / APPLIANCES & THE OWNER AS REQUIRED
22. CONCRETE SLAB @ HOT TUB LOCATION, VERIFY SIZE IN OWNER, ROUGH IN POWER
23. HOT TUB ON BACK WALL
24. WASHER / DRYER, PROVIDE ROUGH IN IN WALL
25. WINE / GLASS RACK (N.I.C.)
26. GLASS STEAM SHOWER ENCLOSURE
27. SLOTTED CEILING @ 5'-0" STEAM SHOWER ENCLOSURE
28. FLOOR DRAIN
29. TUB / SHOWER UNIT (VERIFY W/ OWNER)
30. RADIANT HEATED FLOOR, VERIFY ZONING
31. IMPROVED OVER CEILING, PAINT
32. DOUBLE HANGING ROSS

ELECTRICAL SYMBOLS

- 1. SINGLE POLE SWITCH
- 2. DOUBLE POLE SWITCH
- 3. THREE-WAY SWITCH
- 4. DIMMER SWITCH
- 5. OUTLET RECEPTACLE
- 6. GROUND-FAULT RECEPTACLE
- 7. WEATHER-PROOF RECEPTACLE
- 8. TWO-WAY OUTLET RECEPTACLES
- 9. ABOVE COUNTRY
- 10. SPECIAL PURPOSE RECEPTACLE
- 11. TELEPHONE OUTLET (IN BRACKETED HEIGHT)
- 12. TELEDATA LOCATION
- 13. TELEPHONE
- 14. CABLE TELEVISION OUTLET
- 15. THERMOSTAT
- 16. CEILING MOUNTED SPEAKER

NOTE: INDICATED ELECTRICAL COMPONENTS SHOWN ON THE PLANS ARE SPECIFICALLY REQUESTED BY THE OWNER / ARCHITECT. ADDITIONAL ELECTRICAL COMPONENTS MAY BE NECESSARY OR REQUIRED BY CODE, TO BE VERIFIED BY THE OWNER.

1 LOWER LEVEL
SCALE: 1/4" = 1'-0"
GROSS SQ. FT. = 2,472 SF



1,860sf

WILLIAMS & ASSOCIATES ARCHITECTURE, INC.
105 E. Cassady Blvd., Suite 205, Rapid City, South Dakota 57703
Phone: (605) 642-5200 | Fax: (605) 642-5339

THIS DOCUMENT IS THE PROPERTY OF WILLIAMS & ASSOCIATES ARCHITECTURE, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WILLIAMS & ASSOCIATES ARCHITECTURE, INC.

Project Title
SKYLINE RANCH ROAD RESIDENCE
RAPID CITY, SOUTH DAKOTA

Project No.: 19-01
Issue Date: 7/1/2019
Print Stamp: 10:00:35 PM
Designed By: JR
Drawn By: NML

Revision Schedule:

Revision	Date

Verification for Scale: 1/4" = 1'-0"
0 1 2 4

Sheet Title
LOWER LEVEL PLAN

Sheet Number
A3.1

PERMIT SET

Revision on Schedule	
Revision	Date

Verification Bar Scale 1/4" = 1'-0"
1" = 12'-0"
0 1 2 4

Sheet Title
MAIN LEVEL PLAN

Sheet Number
A3.2

