

Case No. 22PD016

**Legal Description:**

Lot 18 of Block 4 of Eastridge Estates Subdivision, located in Section 24, T1N, R7E, BHM,  
Rapid City, Pennington County, South Dakota

**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:**

Requesting a variance to cover the existing 12ft x 22ft deck. The existing deck is 6ft over the 25ft setback to the rear property line. The rear property line is adjacent to an undevelopable drainage ditch.

Intended use: There is zero shade for the existing south facing deck, so adding a cover will allow my family to use the deck throughout the year. The covered deck would allow us to use this space as an extension to our small dining & living room.

**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. The granting of the Variance will not be contrary to the public interest;	Correct. This <sup>covered</sup> deck would not encroach on the properties of the existing landowners nearby.
2. There are special conditions attached to the property that do not generally apply to other properties in the same district;	Correct. The rear property line is adjacent to an undevelopable drainage ditch.
3. Owing to special conditions, the literal enforcement of this title will result in unreasonable hardship;	Correct. This covered deck would provide much needed shade for our young children. The cover would also provide much needed privacy from all the apartment buildings to the south.
4. By granting the Variance contrary to the provisions of this title, the spirit of this title and the city's Comprehensive Plan will be observed; and	Correct. This covered deck would have <del>no</del> zero impact on the existing & future property owners in this area. It will <del>not</del> not impact the city's future development plans in this area.
5. By granting the Variance, substantial justice will be done.	Correct. I feel this is a very minor variance request. By granting this variance, it will allow my family and my children to enjoy living in this house and in Rapid City for a long time. I've lived in Rapid my whole life, & I'd prefer to continue to call Rapid my home.

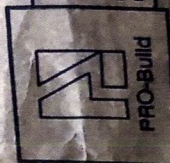
FOR LOT 18 BLOCK 4 OF  
EASTRIDGE ESTATES,  
RAPID CITY,  
PENNINGTON COUNTY,  
SOUTH DAKOTA

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO AVOID MISTAKES, THE DRAFTSMAN CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS AND BE RESPONSIBLE FOR THE SAME.

Proposed  
Deck Cover for existing  
12' x 22' Deck.

RECEIVED

FEB 15 20



Customer's Signature

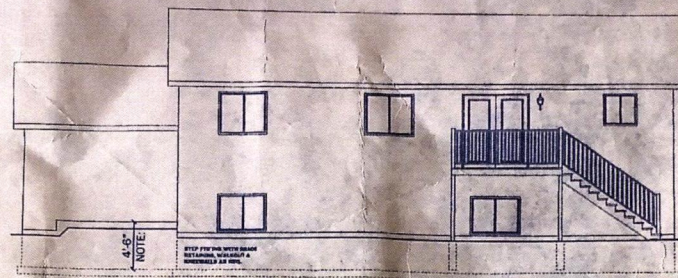
**Acknowledged by**

**• IMPORTANT •**

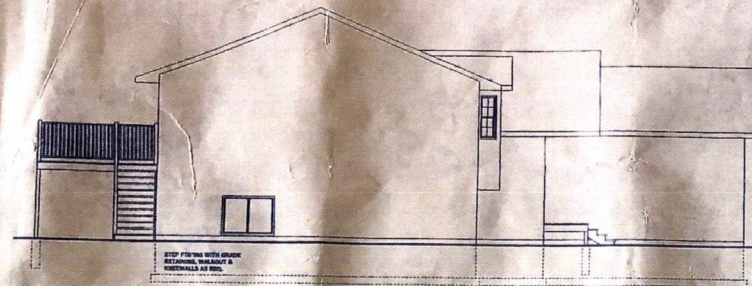
These drawings may not meet applicable building codes. These drawings may need to be submitted to your local jurisdiction with local building officials before building permits.

**ELEVATIONS**  
Date: 08-24-79

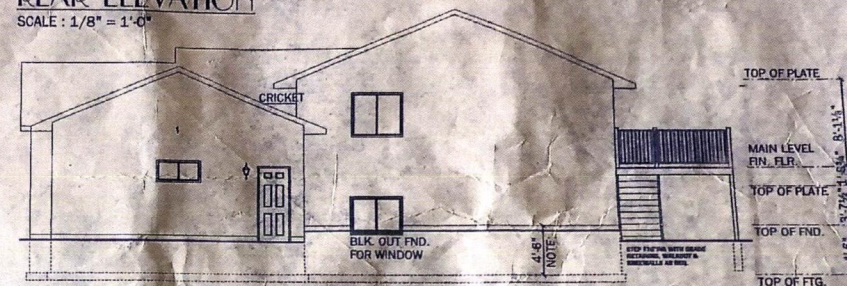
Revision Date: 02/20/00



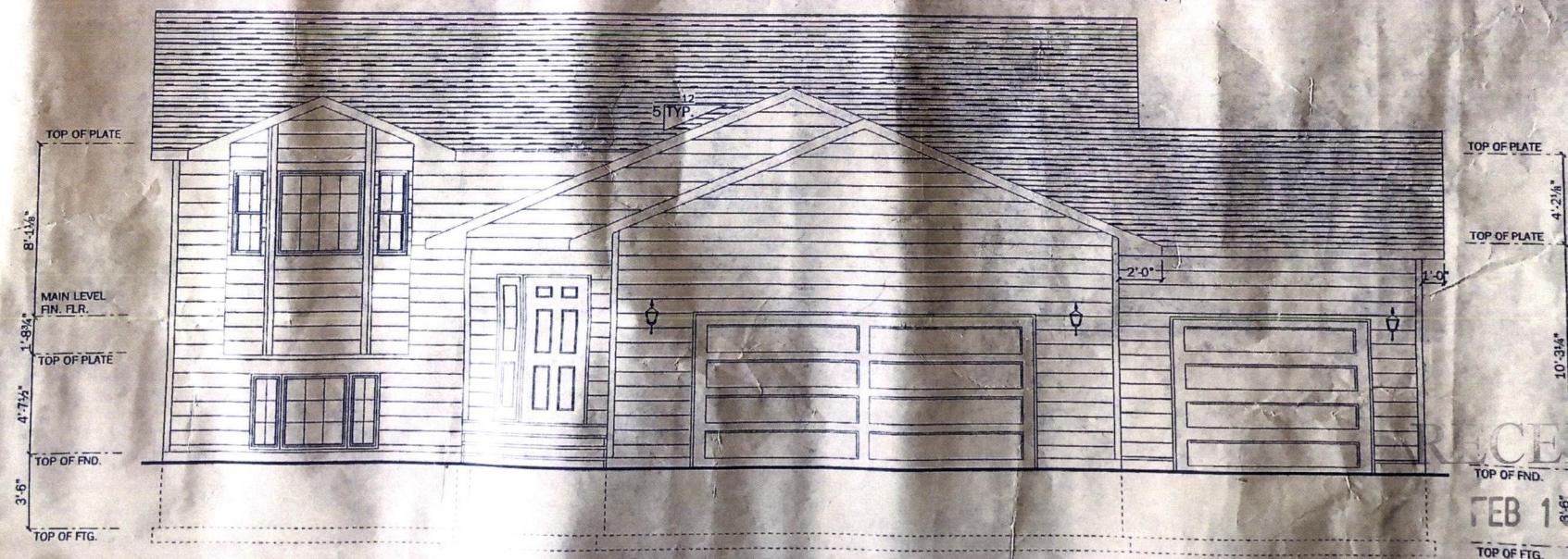
REAR ELEVATION  
SCALE: 1/8" = 1'-0"



**LEFT ELEVATION**  
SCALE : 1/8" = 1'-0"



**RIGHT ELEVATION**  
SCALE : 1/8" = 1'-0"



# FRONT ELEVATION

SCALE: 1/4" = 1'-0"

RECEIVED

FEB 1 3 6 2

TOP OF FTG.  
RAPID CITY DEPART  
COMMUNITY DEVELO