

Case No. 18UR002

Legal Description:

Lot 1 of R and B Subdivision, located in Section 9, T1N, R7E, BHM, Rapid City,
Pennington County, South Dakota

Randy and Bobbie Greenway

3204 Falls Drive

Rapid City, South Dakota 57702

February 21, 2018

Department of Community Development

300 6th Street

Rapid City, South Dakota 57701

Re: Letter of Intent for proposed garage addition and main floor master bath, laundry and walk-in closet. Legal Description: Lot 1, R & B Subdivision, Section 9, TIN, R7E, BHM, RC, PC, SD

We are writing this letter to request permission to add a third stall garage (12' x 24") with a 6' x 18' extension across the south garage wall for additional living space. The current space we have in our attached garage (24' x 24') and an additional three stall garage (24' x 36') on the property totals 1440x'. Building the third additional 12' x 24' garage would put the total garage square footage at 1728x' which is 248x' above what is allowed. Building this additional garage and extending it 6' to the south (12' on the proposed third stall and 6' on the existing second stall) would allow us to add a master bathroom, main floor laundry and master walk-in closet. We have worked with Kevin Mette on this design and think this is the best workable design we could build to allow for the additional living space off the master bedroom. By extending the current roof line on the east side of the house we can match the 4/12 pitch of the roof line and have this addition look like it was originally part of the home and not look like an "add-on".

The proposed garage will be used for residential purposes only (vehicles and storage) and all exterior finishes will match the existing home and structures. The lighting will basically stay the same, moving the current outside light on the east end (outside the second garage stall) to the east end of the new garage (outside the third garage stall). An exterior light by the back (south) garage entry door will be moved to the new entry door on the east side.

We currently have no fencing on the property and will not need to add any. The new garage will not require any additional landscaping. There are currently many trees and natural borders on the property. There are no easements or other encumbrances on the proposed building area.

We have included a site plan and floor plans which are hopefully sufficient and will be happy to supply any additional information the City may require.

Randy Greenway
Randy Greenway

Bobbie Greenway
Bobbie Greenway

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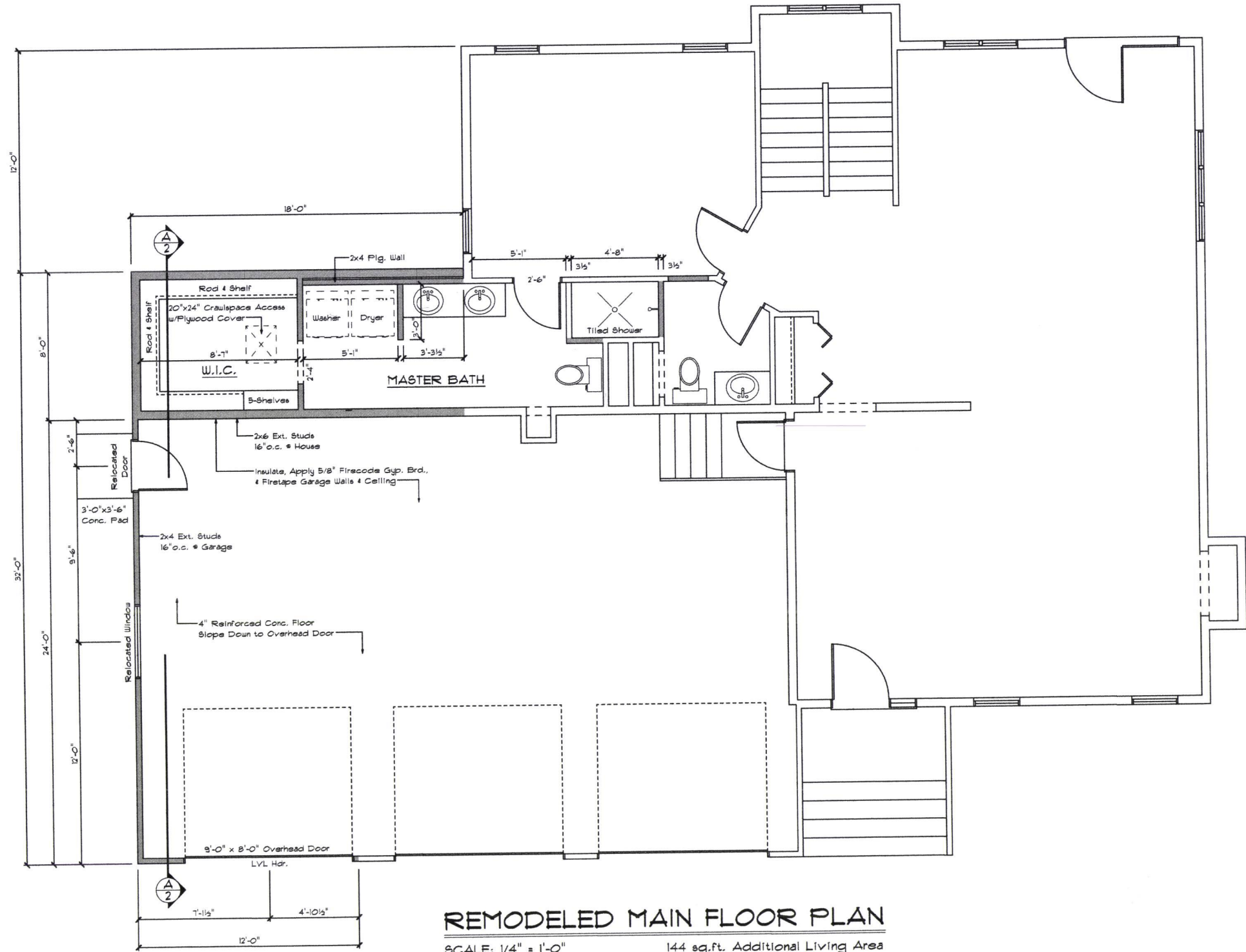
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REMODELED MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0" 144 sq.ft. Additional Living Area
288 sq.ft. Additional Garage Area

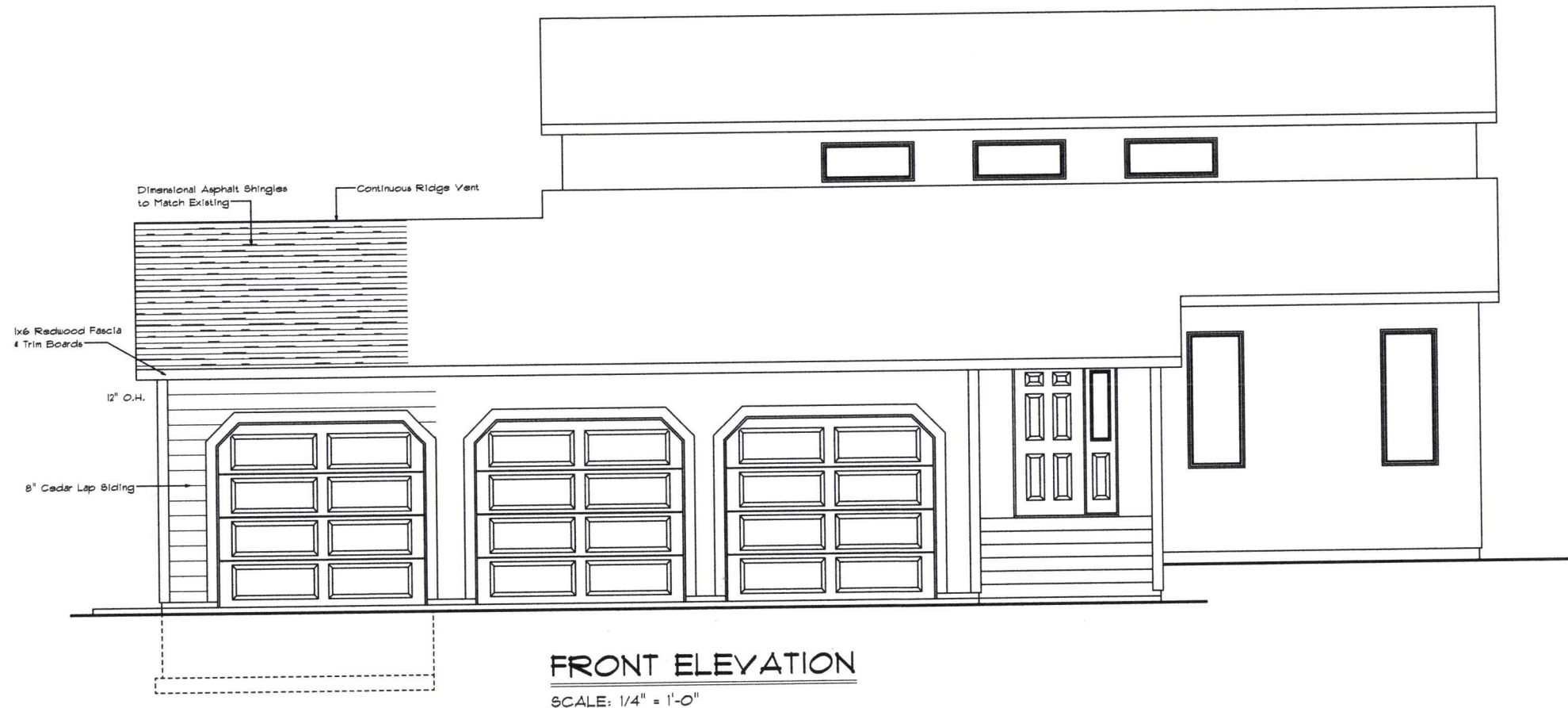
- NOTES:
1. All Dimensions are from Surface of Stud to Surface of Stud.
 2. Exterior Walls are 2x6 Studs @ 16"o.c., unless noted otherwise.
 3. Interior Walls are 2x4 Studs @ 16"o.c., unless noted otherwise.
 4. All Exterior Window & Door Headers are (3)-2x12's, unless noted otherwise.
 5. All Shaded Walls are New Construction.

<div>3 OF 5</div> <div>COPYRIGHT 2018 METTE HOME DESIGN UNAUTHORIZED USE OR REPRODUCTION OF THIS PLAN OR BLUEPRINT IS PROHIBITED BY LAW.</div>	CLIENT: RANDY & BOBBIE GREENWAY		METTE HOME DESIGN PHONE: 605.331.4163 EMAIL: mettehomedesign@gmail.com 3317 JOPLIN LANE, RAPID CITY, SD 57101	DRAWN BY: KEVIN D. METTE	While every attempt has been made in the preparation of these plans to avoid mistakes, Mette Home Design cannot guarantee against human error. The contractor on the job must check all dimensions and other details, and be responsible for same. The Purchaser and/or Builder of this plan releases Mette Home Design from any claims or lawsuits that may arise during construction or anytime thereafter.	DATE: FEBRUARY 12, 2018
	PROJECT: HOME ADDITION & REMODEL 3204 FALLS DRIVE, RAPID CITY, SD			PROJECT NO.: AD - 10418		REVISION DATE:

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