

Case No. 18VA004

Legal Description:

Lot 2 of Eastbrooke Subdivision located in Government Lot 3 of Section 6, T1N, R8E, BHM, and the SE1/4 of the SW1/4 of Section 31, T2N, R8E, 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:

Property owner is desiring to split the existing property into 2 lots to allow for repurposing of the currently vacated buildings. The main building at the east side of the site currently has legal non conforming setbacks along Omaha Street and Racine Street. As a condition of plat approve the City of Rapid City is requiring a covenant agreement be entered into for future dedication of additional right of way along Racine Street. If that dedication takes place in the future, that portion of the existing building in that dedication area will be demolished.

The purpose of the variance request is to allow for zero setbacks for the existing building along the East Omaha Street frontage and the Racine Street frontage. The zero setback on Racine Street shall apply to the existing conditions and to the remaining building should the future right of way dedication take place.

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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:

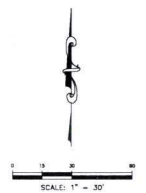
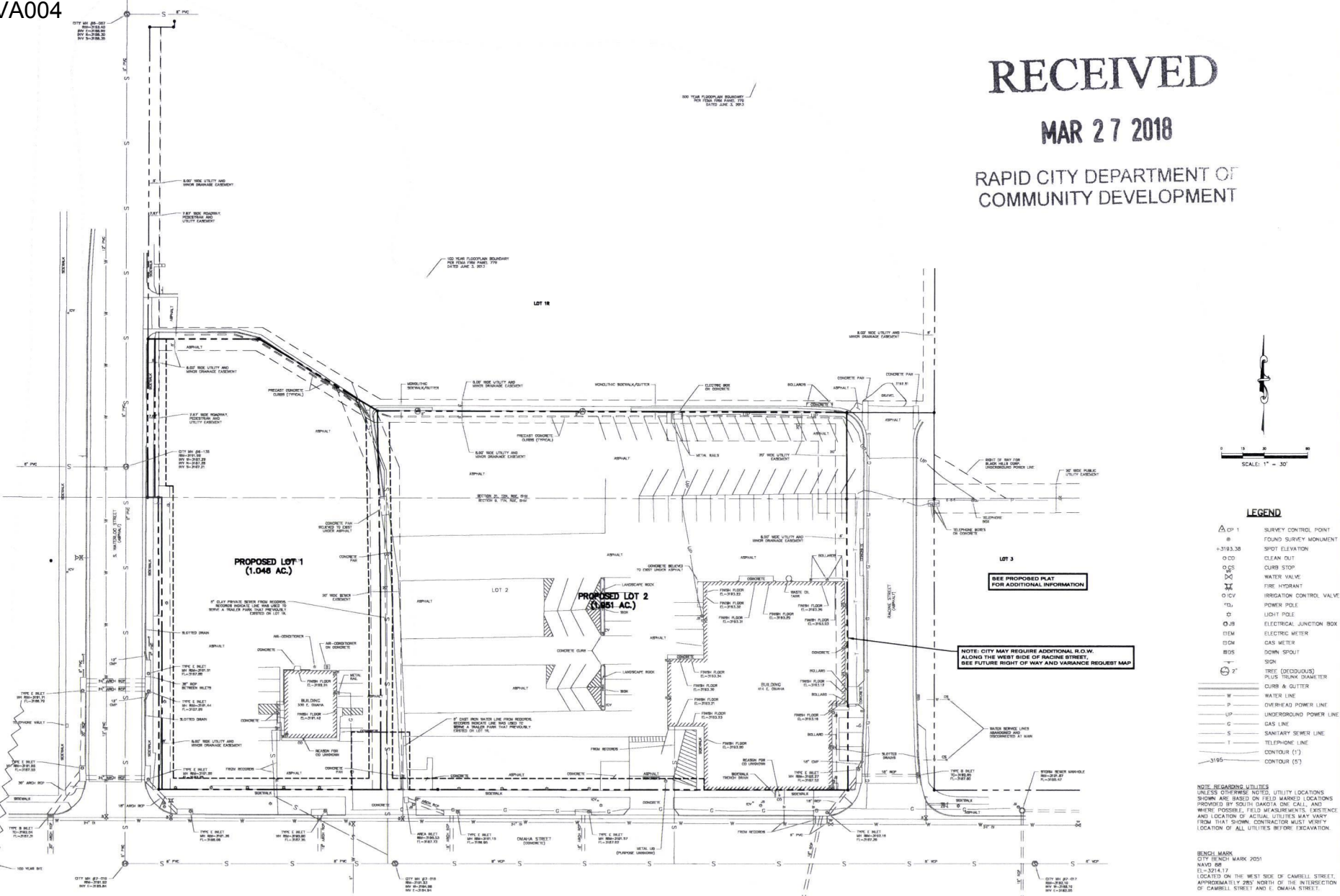
Criteria:	Applicant Response:
1. Granting the Variance is not contrary to the public interest;	Conditions currently exist.
2. Special conditions on the property will result in an unnecessary hardship for the applicant;	If the variance is not granted the property cannot be subdivided and repurposed. It is not practical to remove 25' from each of the building walls.
3. Granting the Variance is in the spirit and intent of the Zoning Ordinance, and;	The variance is as proposed by the City during discussions regarding the replat and related Covenant Agreement requiring possible future right of way dedication.
4. Granting the Variance will serve substantial justice.	The variance is as proposed by the City during discussions regarding the replat and related Covenant Agreement requiring possible future right of way dedication

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File Number:	160492
Location:	NW1/4 SEC. 8, T1N, R6E, B1W SW1/4 SEC. 31, T2N, R6E, B1W
Surveyed By:	RL
Designed By:	AutCAD 2018
Drawn By:	K.S
Checked By:	J.T

PROPOSED GRANITE SUBDIVISION
 RAPID CITY, SD

Revision / Date
 Sheet Name
PROPOSED LOT LAYOUT
 Sheet Number
1 of 2



- LEGEND**
- △ CP 1 SURVEY CONTROL POINT
 - ⊙ FOUND SURVEY MONUMENT
 - +318.38 SPOT ELEVATION
 - CO CLEAN OUT
 - CS CURB STOP
 - CV WATER VALVE
 - FH FIRE HYDRANT
 - ICV IRRIGATION CONTROL VALVE
 - L LIGHT POLE
 - JB ELECTRICAL JUNCTION BOX
 - EM ELECTRIC METER
 - GM GAS METER
 - DS DOWN SPOUT
 - S SIGN
 - T TREE (DECIDUOUS) PLUS TRUNK DIAMETER
 - C&O CURB & GUTTER
 - W WATER LINE
 - P OVERHEAD POWER LINE
 - UP UNDERGROUND POWER LINE
 - G GAS LINE
 - S SANITARY SEWER LINE
 - T TELEPHONE LINE
 - 1 CONTOUR (1')
 - 5/15 CONTOUR (5')

NOTE: CITY MAY REQUIRE ADDITIONAL R.O.W. ALONG THE WEST SIDE OF RACINE STREET, SEE FUTURE RIGHT OF WAY AND VARIANCE REQUEST MAP.

NOTE: REGARDING UTILITIES
 UNLESS OTHERWISE NOTED, UTILITY LOCATIONS SHOWN ARE BASED ON FIELD MARKED LOCATIONS PROVIDED BY SOUTH DAKOTA ONE CALL AND WHERE POSSIBLE, FIELD MARKERS. EXISTENCY AND LOCATION OF ACTUAL UTILITIES MAY VARY FROM THAT SHOWN. CONTRACTORS MUST VERIFY LOCATION OF ALL UTILITIES BEFORE EXCAVATION.

BENCH MARK
 CITY BENCH MARK 2051
 NAVD 88
 EL.=3214.17
 LOCATED ON THE WEST SIDE OF CARROLL STREET, APPROXIMATELY 285' NORTH OF THE INTERSECTION OF CARROLL STREET AND E. OMAHA STREET.

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
2011	9022.5855	10567.4832	3189.36	RCBM 2011
2051	10055.4935	13765.5722	3214.17	RCBM 2051

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COMMUNITY DEVELOPMENT



File Number	180492
Location	SW 1/4 SEC. 8, T14N, R8E, B-M SW 1/4 SEC. 31, T24N, R8E, B-M
Surveyed By	B...
Date	AUGUST 2016
Designed By	...
Drawn By	...
Checked By	...

MARCH 2018

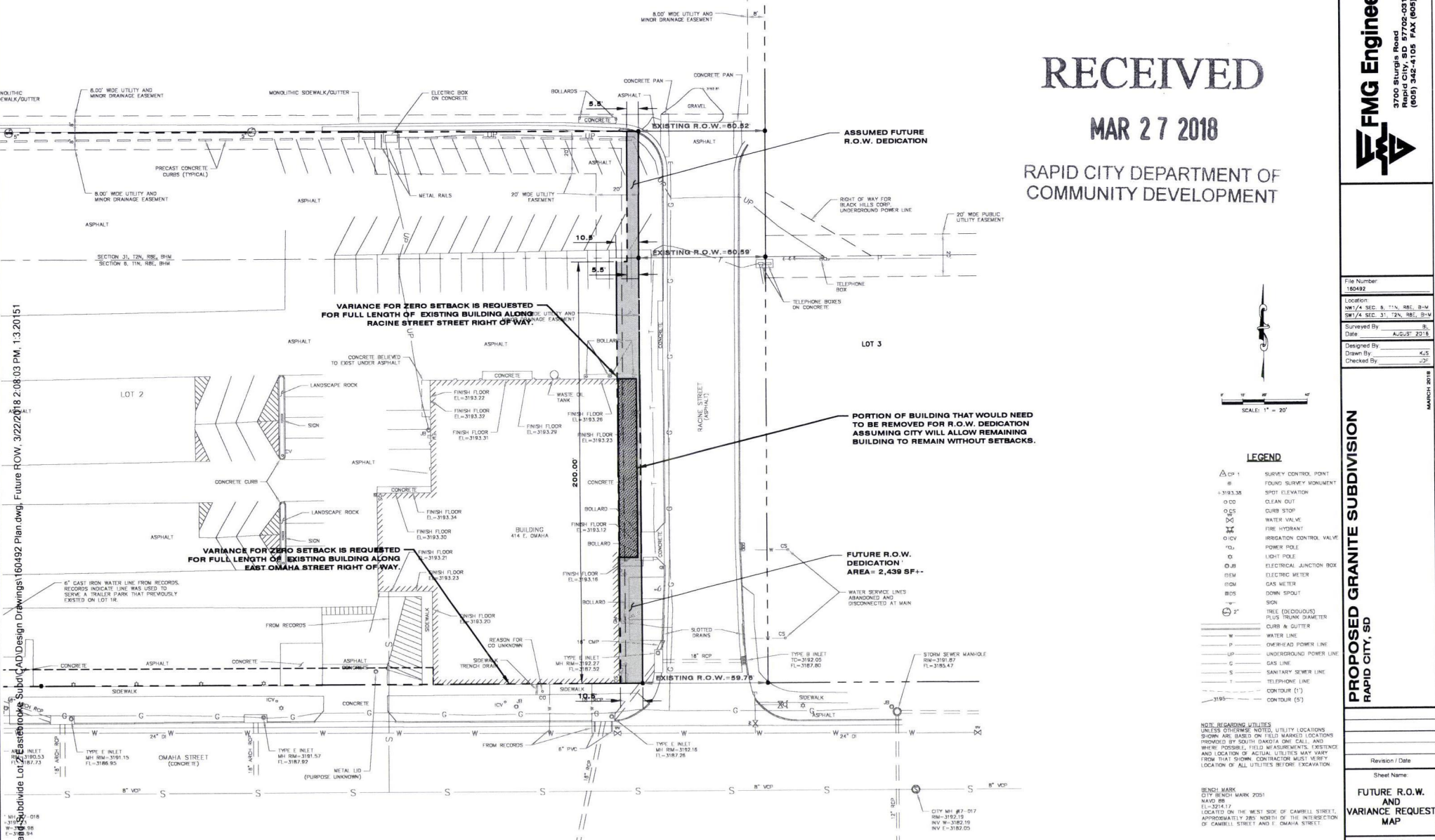
**PROPOSED GRANITE SUBDIVISION
RAPID CITY, SD**

Revision / Date

SHEET NAME:
**FUTURE R.O.W.
AND
VARIANCE REQUEST
MAP**

SHEET NUMBER:

2 OF 2



180492 ARM Lead Subdivide Lot 1R Sub-CAD/Design Drawings)160492 Plan.dwg, Future ROW, 3/22/2018 2:08:03 PM, 11.3.20151