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 approval 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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MARCH 7, 2018
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:

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Applicant Response</th>
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<tbody>
<tr>
<td>1. Granting the Variance is not contrary to the public interest;</td>
<td>Conditions currently exist.</td>
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<td>2. Special conditions on the property will result in an unnecessary hardship for the applicant;</td>
<td>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.</td>
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<td>3. Granting the Variance is in the spirit and intent of the Zoning Ordinance, and;</td>
<td>The variance is as proposed by the City during discussions regarding the replat and related Covenant Agreement requiring possible future right of way dedication.</td>
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<td>4. Granting the Variance will serve substantial justice.</td>
<td>The variance is as proposed by the City during discussions regarding the replat and related Covenant Agreement requiring possible future right of way dedication.</td>
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