Case No. 18VA003

Legal Description:

The S1/2 of Lot 10; all of Lot 11 and 12; the 19 foot strip of vacated Fairview Street adjacent to Lot 12 of Block 31 of Boulevard Addition, all located in Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
To Whom it may concern:

We are writing in regard to the property located at 1221 12th Street Rapid City SD 57701. We, Jeff and Sharleen Schreiber have lived at the address of 1215 12th St since 2004 and recently purchased the lot at 1221 12th St in December 2017 after a fire destroyed the home our neighbor had resided in for many years.

The original structure was built in the early 1900s caught fire in 2002. The owner had rebuilt & finished construction on the new home in 2004. The previous owner had built a beautiful 2 story Colonial home w/ 2,500 sq. ft. on a slab foundation.

We are planning to build on the existing foundation as after
the demolition of the remaining structure found the slab to be in good condition.

The location of 1221 12th St. rests on a corner lot with 12th St. on the east, front of location, with street access to the driveway. Fairview street sits to the south which is not a drive through street running into a partially gravelled driveway for 3 neighbors to the south as well as access to our Shed located on the rear of our property. The Shed sits atop the hillside about 25' above the 12th St. elevation.

Our hope in rebuilding this home is to add on a 25' garage. Minimal for your standard 2 car garage. We are asking for a 6'2" setback to allow for the space needed for the garage as requested.
This is a beautiful lot in a
great neighborhood in Rapid
City & feel adding the garage
is not only asthetically pleasing
to the home itself but to the
neighborhood as a whole.
We have enjoyed being a part
of the West Blvd. area for many
years and hope to continue to
be a part of this area for many
years to come. We plan to
reside in the 1221 12th Street
home well into our golden years
Thank you for taking the time
to consider our request.

Warm Regards,

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

Purchased lot next door after neighbor had a fire, building new house on existing slab & wanting to add attached garage asking for 10'2" Setback for future garage.

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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:

<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>Fairview is not a drivethrough road &amp; currently used as driveway to current neighbors garage &amp; access to rear of our property to rebuild on current slab w/ proposed garage Variance is Required</td>
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<td>2. Special conditions on the property will result in an unnecessary hardship for the applicant;</td>
<td>We love our neighborhood &amp; hope to build a home aesthetically pleasing to us &amp; the neighborhood in which we reside the Variance will allow for proposed garage giving easier access for Vehicles going into garage</td>
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<td>3. Granting the Variance is in the spirit and intent of the Zoning Ordinance, and;</td>
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<td>4. Granting the Variance will serve substantial justice.</td>
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1221 12th St
Jeff Schreter Sharleen Schreter
605-209-4769

Previous Home

1221 12th St.
Jeff & Sharleen Schreter
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Previous Home
1221 12th St
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10' from existing slab to retaining wall
25' edge of house to corner of garage
1221 12th St
Jeff & Sharleen Schreter
605-209-4769

20' from edge of neighbors
retaining wall to curb & gutter
from curb & gutter to corner of
future garage 28', future garage
corner to existing slab 25'.
From Curb & Gutter to property line 21' 10"
From Property line to edge of garage 6' 2"