Case No. 18PD033

Legal Description:

The W1/2 of the NE1/4 of the NW1/4 of the SW1/4 and the north 141 feet of the W1/2
of the SE1/4 of the NW1/4 of the SW1/4 of Section 14, T1N, R7E, BHM, Rapid City,
Pennington County, South Dakota
Mountaintop Construction Inc.
Bob Brandt
8705 Sila Pl.
Rapid City, SD  57702
Cell (605) 209-8030
bob@cms-sd.com

October 12, 2018

Department of Community Development
City of Rapid City
300 6th Street
Rapid City, SD  57701

To Whom It May Concern:

We respectively request the review and approval of a Planned Residential Development to allow 3,640 sq. ft. of garage and accessory structures in lieu of a maximum of 1,500 sq. ft. There is an existing 900 sq. ft. attached garage and we are proposing to add a 36'x52' (1872 sq. ft.) shed with an attached 10'x52' (520 sq. ft.) enclosed greenhouse, and a 13'x52' (676 sq. ft.) attached, open carport. The building will be a steel framed structure with metal siding and roof panels to minimize the fire danger. The house has Masonite lap siding (yellow) and tan asphalt shingles. We propose a “Light Stone” color for the wall panels and “Desert” color for the roof panels. The doors and windows will be a tan color and the greenhouse window frames will probably be a light grey color. The shed will have 14’ sidewalls and a 2/12 pitch roof for a maximum height at the ridgeline of 17’. In lieu of paving the first 50’ of the approach off of the gravel surfaced J.W. Gould Memorial Dr. we would propose to use recycled asphalt for the surface of the entire length of the approach.

Sincerely,

Bob Brandt

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OCT 12 2018
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT
To whom it may Concern:

I’ve been asked to explain why I need a garage/shop next to my house. There are over 6 acres of land with covenants not allowing sub-division so the size of the lot is fixed.

Coming off the farm I have many tools and abilities to use those tools plus I have a classic car and a WWII army jeep which we used on the ranch from just after the war until now. I have a large mower for this large yard, welders and compressors and wood working equipment which I need enough room to use for keeping the house up and for projects because I’m retired and as I grow older.

The greenhouse is because I did one off my house on the ranch as an experiment years ago and it was incredibly functional. I want to do that again to raise most of my own produce. I know how to do that.

There is a need to park a couple trailers that I use for many things because the covenants here don’t allow them to set outside. It is also for possible resale that a motor home could be parked in there for the same reasons because of the covenants.

The size figures to need and because I’ve learned that making a shop/garage big enough eliminates congestion allowing work space. Wishing one had built it large enough in the first place doesn’t work after something is built.

This is why the size, shape, design, location and function are all figured into the need.

This building in this nice neighborhood will be set in a way that it, in no way, blocks anyone’s view or is in anyone’s way. It is designed to look good with the home nearby. It will be set to the south 3 feet into the ground to meet grade from the patio behind the house for easier access to the building/shop/garage and to not detract and balance with the house.

The neighbor has recently built a shop very nearly the same size with two 14 foot doors 35 feet by 60 feet so I see no reason why a properly built structure on my property would be any different. We want this building to be 36 feet by 52 feet plus roof over for the greenhouse and 2 trailers or a motorhome

The colors will match, as best we can, the colors of the house and it will be as fire proof as we can possibly make it living in a forest. We are right now completing the city thinning of trees to ensure the safety of the neighborhood through Tim Weaver, of the City fire mitigation department.

This is an upscale neighborhood and I have no intention of doing anything that would not improve the general look/quality of this neighborhood.

This building is necessary for my ability to function with the skills I wish to use and to store the property I already have, to keep from overcrowding the home.
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NOV 13 2018

RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT

South View

East and north sides of shed will be finished with vertical metal siding; color will match color of existing home siding.

West side of shed will be sided with fire resistant horizontal lap siding to match size and color of existing home siding.

JENSEN SHED

Drawn by: Bob Brandt

Scale 1/4" = 1'

Rock work to match shapes and color of existing rock work on home.
50' x 10' Greenhouse

5' x 36' Shed
5" thick floor with #4 rebar 24") 4

50' x 13' open corridor

Support post

Foundation wall

JENSEN SHED

Drawn by: Ed Brott
Scale 1" = 1'

Received: OCT 12 2018