

Case No. 18VA017

**Legal Description:**

Lot 1 and 2 and the east 45 feet of Lot 3 of Block 6 of Schamber Subdivision, located in Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota



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Community Planning & Development Services  
 300 Sixth Street  
 Rapid City, SD 57701

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DEC 28 2018

RAPID CITY DEPARTMENT OF  
 COMMUNITY DEVELOPMENT

**RE:** Zoning Variance – Schamber Subdivision

Dear Review Engineers:

Please find all the attached application materials and supporting documentation required to satisfy the City of Rapid City's requirements for a Zoning Code Variance Request for the proposed redevelopment of two existing lots located in the Schamber Subdivision.

Included with this submittal are:

1. Application & fee
2. Vicinity Map
3. Site Plan

**Project Background:**

The proposed project consists of subdividing one existing MDR lot, containing two principle structures, into three lots. Each existing principle structure will be located on a new lot and a third lot will be created to allow for new construction and neighborhood redevelopment. The existing property will be cleaned up in order to construct a new residential structure on the newly proposed lot. The new development will be consistent to the work that was recently completed adjacent to this property.

**Zoning:**

The property is zoned Medium Density Residential and is located within the Canyon Lake Overlay District.

**Existing Conditions:**

The two existing lots are developed, one as single-family residence and the second as a two-unit townhome. Each lot has multiple accessory buildings. See attached Site Plan for details.

**Zoning Variances Requested:**

Lot 1AR

- To reduce the front yard setback for a Single Family Residence <sup>from</sup> 20 feet to 5.5 feet.  
 To reduce the side yard setback for a Single Family Residence from 8 feet to 7.53 feet.  
 To reduce the front yard setback for an accessory building from 35 feet to 6 feet.  
 To reduce the rear yard setback for an accessory structure from 5' to 1.5'.  
 To reduce the minimum lot size for a single family residence from 6,500 square feet to 5,294.8 square feet.  
 To reduce the minimum lot width at the front building line from 50 feet to 46.17 feet.

Lot 2AR

To reduce the minimum lot size for a duplex from 8,000 square feet to 5,888.7 square feet.

Lot 3AR

To reduce the front yard setback for an accessory structure from 35 feet to 4.7 feet.  
To reduce the side yard setback for an accessory structure from 8 feet to 1.5 feet.

**Criteria:**

1. Granting the Variance is not contrary to public interest: The proposed variances are required to redevelop the property. The number of dwelling units is consistent with the underlying MDR zoning. The proposed development will take advantage of existing City infrastructure not requiring additional or new infrastructure and will not add or further burden the existing public services such as Fire Department, Street Maintenance, Etc. Additionally, the new development will increase property values and property taxes.
2. Special conditions on the property will result in an unnecessary hardship for the applicant: The minimal existing right-of-ways and additional dedication of new right-of-way as required by city code results in marginal setbacks to the existing structures and reduced lot sizes.
3. Granting the Variance is in the spirit and intent of the Zoning Ordinance, and: The underlying zoning district is Medium Density Residential which is intended for higher dwellings per acre and is consistent with what is being proposed. Similarly, the proposed density is consistent with other redevelopment projects in the neighborhood and the overall existing neighborhood.
4. Granting the Variance will serve substantial justice: The proposed redevelopment and requested variances will allow for the existing properties to be redeveloped. This will allow growth consistent with city standards and similar to the existing character of the neighborhood. Without the variances the existing property will remain underutilized. The proposed project is not feasible without the variances being granted as requested.

Thank you for your assistance in this matter.

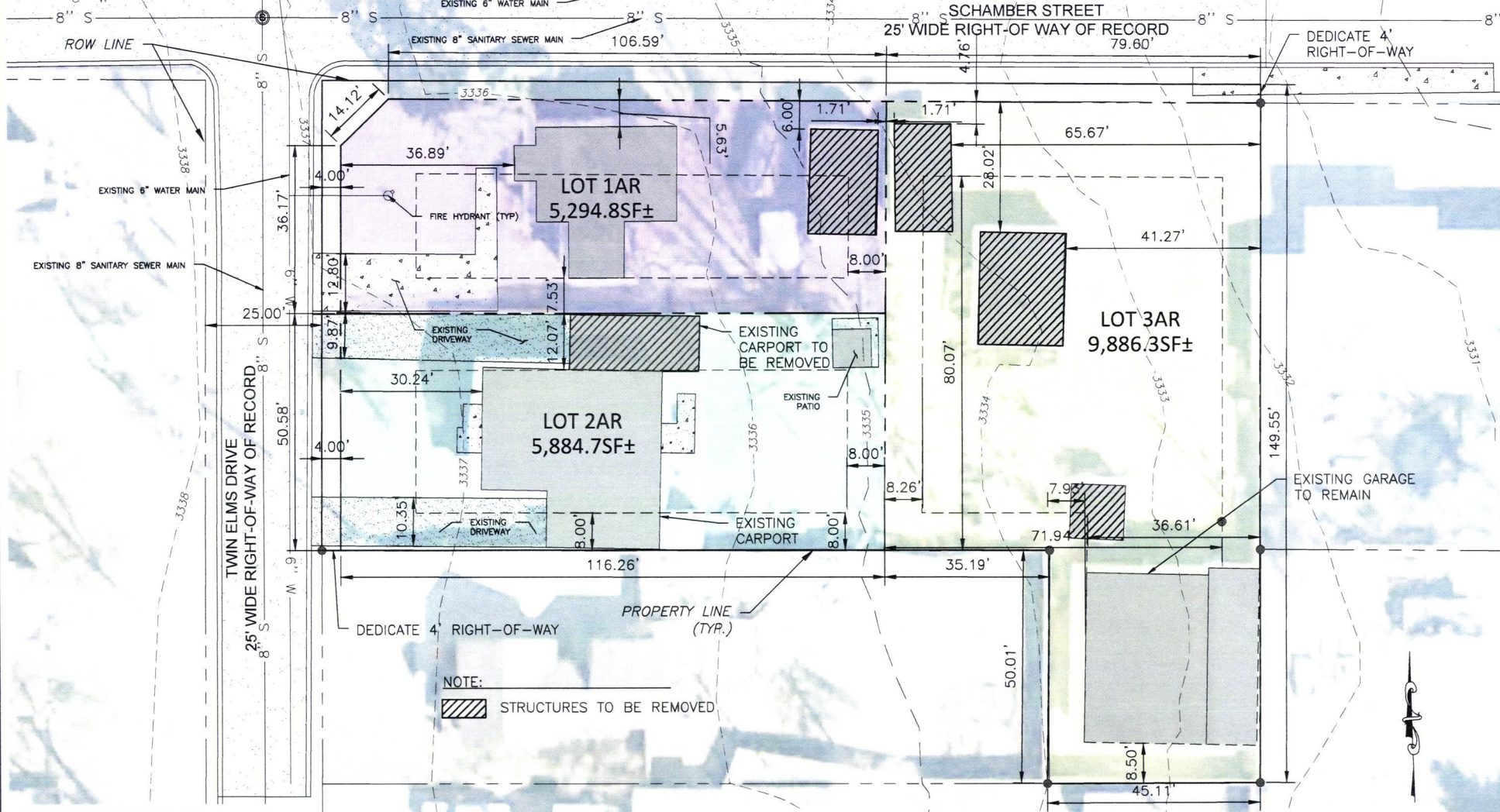
Sincerely,  
KTM Design Solutions, Inc.




Kyle Treloar

Enclosures

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COMMUNITY DEVELOPMENT



**NOTE:**  
 STRUCTURES TO BE REMOVED

**PROPOSED LOT SPLIT**  
 LOTS 1-2 AND E 45' OF LOT 3 OF THE SCHAMBER ADDITION  
 RAPID CITY, SOUTH DAKOTA  
 JANUARY 28TH, 2018

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