

Britton Engineering & Land Surveying, Inc

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February 6, 2019

Sidewalk variance request.

Rapid City Council
300 6th Street
Rapid City, South Dakota 57718

To Whom It May Concern:

Brian V. Lilleskov, registered agent for BML Properties, LLC located at 2108 North Elk Vale Road #8, Rapid City, SD 57701, is requesting sidewalk variances to not construct sidewalk along the north and west property lines of Lot 6 of Block 1 of I-90 Heartland Business Park located along Seger Drive (north property line) and Taggart Road (west property line.) My phone number is (605) 388-0079 and my email address is excel@midconetwork.com. The project that is requiring the property line sidewalk installation is for a newly constructed commercial building associated with permit number CIBP18-1926.

The variance request is being submitted for the following reasons:

1. No sidewalks are currently constructed within the bounds of Block 1 of I-90 Heartland Business Park; therefore, new sidewalk constructed along Seger Drive (north property line) and Taggart Road (west property line) will not have direct access to any connecting sidewalk.
2. No sidewalk has been constructed along Seger Drive (the north lines) of Block 3 and Block 5 west of the project. There currently is no sidewalk access west from the project along Seger Drive.
3. The closest constructed sidewalk long Taggart Road in west sixty feet (60') and south sixty feet (60') from the southwest corner of project. The existing sidewalk continues south along Taggart Road then turns west along the northerly side of Galt Court and ends at the cul-de-sac bubble. There is disconnected access south from the project to East Mall Drive, with an existing east-west sidewalk located along the southerly Right-of-Way boundary of East Mall Drive.
4. The closest sidewalk along Seger Drive is along the northerly Right-of-Way boundary of Seger Drive, one hundred feet (100') north and thirty feet (30') west of the northwest corner of the property. The existing sidewalk is built along Lots 1 and 2 of Block 2 then ends at North Elk Vale Road with no connecting sidewalk along North Elk Vale Road.
5. Of the Lots in I-90 Heartland Business Park within the immediate area of the project just over one quarter of the lots have sidewalk constructed. This area includes Block 1, 2, 3 and 5.

The variance request is submitted as allowed for by Section 12.08.060.C of the Rapid City Municipal Code.

Sincerely,

P.P. St. O. Thym, PE/LS

Brian V. Lilleskov
Enclosure (2)
cc: Jim Meier