Case No. 19VA008

Legal Description:

Lot 32 of Block 8 of Robbinsdale Addition No. 10, located in Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
Written statement describing the proposed and/or intended use and detailing the Variances(s) being requested:

I AM HUMBLY REQUESTING A VARIANCE TO REDUCE THE SIDE YARD SETBACK AT MY PERSONAL RESIDENCE ON 608 ODEE PLACE FOR THE PURPOSE OF CONSTRUCTING A SECOND- STORY GARAGE ADDITION WITH BONUS SPACE. I HAVE OUTGROWN THE CURRENT TWO-CAR SPACE AND WOULD REQUEST THIS VARIANCE IN ORDER TO MAXIMIZE MY LIVING POTENTIAL AND CLEAN/UNCLUTTERED AESTHETIC. I HAVE OBTAINED FULL SUPPORT FROM MY NEIGHBORS AT 604 ODEE PLACE AND CAN PROVIDE EVIDENCE TO THAT END IF THE BOARD DESIRES.

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>
</tr>
</thead>
<tbody>
<tr>
<td>1. The granting of the Variance will not be contrary to the public interest;</td>
<td>THERE ARE TWO SUCH ADDITIONS WHICH HAVE BEEN CONSTRUCTED ON ODEE PLACE AND IN NO WAY DO THESE EXISTING STRUCTURES EFFECT NEIGHBORS OR THE PUBLIC INTEREST.</td>
</tr>
<tr>
<td>2. There are special conditions attached to the property that do not generally apply to other properties in the same district;</td>
<td>NO SPECIAL CONDITIONS EXIST.</td>
</tr>
<tr>
<td>3. Owing to special conditions, the literal enforcement of this title will result in unreasonable hardship;</td>
<td>THE LITERAL ENFORCEMENT OF THIS TITLE WOULD RESULT IN A HARDSHIP AS WE OCCUPY A 'CORNER' LOT AND DO NOT HAVE THE LUXURY OF INCREASING THE GARAGE SPACE WITHOUT GOING VERTICAL.</td>
</tr>
<tr>
<td>4. By granting the Variance contrary to the provisions of this title, the spirit of this title and the city's Comprehensive Plan will be observed; and</td>
<td>I BELIEVE THE CITY'S COMPREHENSIVE PLAN WILL IN NO WAY BE ALTERED BY ALLOWING THE SETBACK VARIANCE ON MY SIDE YARD.</td>
</tr>
<tr>
<td>5. By granting the Variance, substantial justice will be done.</td>
<td>GRANTING THIS VARIANCE WILL ALLOW MY FAMILY TO MAKE FULL USE OF OUR PROPERTY AND THEREFORE, SUBSTANTIAL JUSTICE WILL BE DONE.</td>
</tr>
</tbody>
</table>

5/31/2019
From: Brad Madsen <brad@complethevcservices.com>  
Sent: Friday, July 12, 2019 11:10 AM  
To: Green John  
Subject: 608 Odde Pl

CAUTION: This email is from an outside source. Use caution before opening attachments, clicking links or providing confidential information.

Gents,

I will be removing the fence between 608 and 604 Odde place in order to provide a common area between the two houses.

Than You

Brad Madsen  
Service Tech-Owner  
Complete HVAC Service and Installation  
608 Odde Pl  
Rapid City SD 57701  
Cell 605-381-1836  
Email brad@complethevcservices.com
**Dimensions, Elevations, Pitches & Overhangs are to be field verified before construction by contractor.**

Second Floor Plan

- 6' (New)
- 12' (New)
- 4.25' (Existing Roof)

24" O.H. Typical throughout to match existing (U.N.O.)

Hand Framing to be done per contractor to drain water away from house under gable.

Birds Eye Plan

- 12' (Existing Roof)
- 6' (Existing Roof)

Stair Section

Typical Section

Received

JUL 12 2019

Rapid City Department of Community Development
**Dimensions, Elevations, Pitches & Overhangs are to be field verified before construction by contractor.**

RECEIVED

JUL 12 2019

RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT