Case No. 19VA014

Legal Description:

Lot 19, 20 and 21 of Block 60 of North Rapid Addition No. 2, located in the NE1/4 of the NW1/4 of Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
City of Rapid City  
300 Sixth Street, Rapid City, SD 57701-2724  
Phone: (605) 394-4120  
Fax: (605) 394-6636  
Web: www.rcgov.org

**APPLICATION FOR A VARIANCE**

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

Variance to allow a front yard setback of 16.8 feet, Variance to allow a side yard setback of 10.3 feet for and existing Single Family Residential Structure.

**RECEIVED**  
SEP 05 2019  
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT

**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>The lots are located in a primarily residential neighborhood and contain an existing single family home.</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>The lots contain a single family residential home. The property is currently zoned &quot;Neighborhood Commercial&quot; so the existing single-family residence complies with the existing setbacks, once the property is re-zoned, the existing buildings will no longer comply with the MDR setbacks.</td>
</tr>
<tr>
<td>3. Owing to special conditions, the literal enforcement of this title will result in unreasonable hardship;</td>
<td>The existing home would need to be structurally altered to allow conformance with the setbacks.</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>Grant of the Variance will allow title transfer of the existing home.</td>
</tr>
<tr>
<td>5. By granting the Variance, substantial justice will be done.</td>
<td>Grant of the Variance will allow the existing home to be in compliance with the intended zoning.</td>
</tr>
</tbody>
</table>

5/31/2019
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE MORTGAGE LOAN INSPECTION
REPORT'S SOLE PURPOSE IS TO OBTAIN MORTGAGE TITLE INSURANCE.

THIS IS A MORTGAGE SERVICE THAT YOUR LENDER MIGHT USE FOR
REAL ESTATE CLOSING PURPOSES. IT IS TO DETERMINE THE EXISTING AND
CURRENTLY OBSERVED TITLED ESTATE AND TO PROVIDE EVIDENCE OF THE
EXISTING AND CURRENTLY OBSERVED TITLE ESTATE. THIS REPORT DOES NOT CONSTITUTE A
BOUNDARY SURVEY AND IS SUBJECT TO ANY INCORRECTNESS THAT A SUBSEQUENT
BOUNDARY SURVEY MAY REVEAL. NO PROPERTY CORNER教學 WILL
BE SET AND IT SHOULD NOT BE USED OR RELIED UPON FOR THE
ESTABLISHMENT OF ANY FENCE, STRUCTURE OR OTHER IMPROVEMENT.

NO WARRANTY OF ANY KIND IS EXPRESSED HEREIN TO THE PRESENT
OR FUTURE OWNER OR OCCUPANT.

Prepared By:
PONDEROSA LAND SURVEYS, L.L.C.
555 EAST MAIN ST.
LEAB, SD 67104
(605) 723-3040

Reviewed By: L. D. Press

Mortgage Loan Examination

Certified to:

Prepared By: DARREN WEEDEN

Lot 19, 20 & 21, Block 60, North Rapid Addition,
Rapid City, Pennington County, South Dakota

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Sep 08 2019
Rapid City Department Of
Community Development