Case No. 20UR007

Legal Description:

Lot 14 of Block 5 of Springbrook Acres, located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
April 9, 2020

RE: Sidewalk Variance Request

Dear Members of the Rapid City Council,

We, John and Jody Van Beek (contact information below), the property owner’s of 2510 Happy Hollow St., Springbrook Acres, Block 5, Lot 14R, are writing to request a variance to not install sidewalks on our property, as required by Section 12.08.060 of the Rapid City Municipal Code. We anticipate requesting two building permits in the near future to add on to our kitchen and to construct a detached garage.

The residence/property requesting the variance is within the Springbrook Acres Subdivision where there are no sidewalks to any adjacent streets and no sidewalks are maintained on any of the properties within the subdivision. All of the streets and roadways are private within Springbrook Acres and are maintained by the subdivision and not the City of Rapid City or Pennington County. To our knowledge none of the properties within Springbrook Acres are required to have sidewalks. As such, adding a sidewalk to our property is not considered necessary or appropriate. The nearest sidewalk in relation to our property is maintained on Nugget Gulch Road which is approximately 0.6 miles away.

This variance request is submitted as allowed for by Section 12.08.06.C of the Rapid City Municipal Code.

Please let us know if additional information is needed or requested.

Sincerely,

John Van Beek

Jody Van Beek

Property Owner Contact Information:

John’s Phone and Email: 605-484-4482; johnvanbeek@ferberengineering.com

Jody’s Phone: 605-228-2101

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APR 1 2020
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT
Department of Community Development  
City of Rapid City  
300 6th Street, Rapid City, SD  

RE: New Garage at 2510 Happy Hollow Street  

To whom it may concern,  

It is our intent to replace the existing outbuilding located east of our home. We intend to increase the size (36’x42’) and in doing so the total square footage of garage on our property will exceed the footprint of our home.  

Main floor 1,250 sf  
Basement 1,250 sf  
Existing attached garage 760 sf  
Proposed detached garage 1,512 sf  

We intend to use the new garage for additional storage of household items along with lawn and garden equipment, a boat and potentially an additional vehicle. The new garage will be heated, and all vehicles will be parked inside. We will also be replacing the siding on our home and the color of both the home and new garage will match. An elevation view of the proposed garage and the proposed siding color are shown below.  

![Garage Concept](image1.jpg) ![Siding Color](image2.jpg)  

The outside two garage doors will be 8 feet high and the middle door will be 12 feet high. We recently purchased a small portion of our neighbors lot to accommodate the size and orientation of the proposed structure.  

Thank you for your consideration of this matter.  

Sincerely,  

John Van Beek