Case No. 20VA002

Legal Description:

Lot 39, less H-1, Lot A of Lot 40 and Lot 40, less Lot A of Lot 40 all of Shaver Tract, in
located Section 2, T1N, 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:

We are requesting a parking variance for 1739 W. Main. We will have 8 parking spaces in the lot adjacent to the subject property. This lot is has the same ownership as the subject property. Historically, this has been utilized for parking for the building.

The proposed use is for an interior design studio. This business operates primarily by appointment only and the two designers work with one client at a time.

There will be samples of flooring, lighting, tile, etc. that will take up a large portion of the upper level square footage. The basement will be for storage only.

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>
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<tbody>
<tr>
<td>1. The granting of the Variance will not be contrary to the public interest;</td>
<td>This building is at the corner of W. Main and Jackson Blvd. The owner and tenants will improve the interior and exterior of the property. This is a highly visible corner and having improvements will enhance the look of the entire area. It will also be a benefit to adjoining property owners because it will improve the area’s image.</td>
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<td>2. There are special conditions attached to the property that do not generally apply to other properties in the same district;</td>
<td>This property had parking spaces taken away when the road was widened. This was out of the owner’s control but has impacted greatly the number of parking spaces.</td>
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<td>3. Owing to special conditions, the literal enforcement of this title will result in unreasonable hardship;</td>
<td>There is no way to add additional parking spaces. Without a parking variance the building will not have any use or value.</td>
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<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>The city wants a vibrant and attractive retail climate. This allows a property in a highly visible location to serve a vital function in the community and to enhance and improve the value of adjacent properties. The property has also been attracting vagrants and vandals because it has been vacant.</td>
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<td>5. By granting the Variance, substantial justice will be done.</td>
<td>In the past, this building had adequate parking, but because land was taken from this lot to widen the streets the property owner is in this situation through no fault of their own.</td>
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5/31/2019