Case No. 20UR018

Legal Description:

Lot 7 of Block 1 of Wonderland Acres, located in Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
Application for Conditional Use Permit
Department of Community Development
City of Rapid City
300 Sixth Street, Rapid City, SD 57701-2724

2. a. Legal Description of the Property
4202 Rosemary Lane
Lot 7, Block 1, Wonderland Acres
Rapid City, Pennington County, South Dakota

2.b. Description of Structure
- Two – car detached garage; 30x24 feet
- Site plan showing proposed garage is attached. Fisk Land Survey
- Building height drawings are attached
- Lighting – 4 lights on the front of the garage – see revised plan for the front of the house. We will plan to closely match the lights with those on the attached garage.
- Building Material
  - Roof – gun metal grey metal roof to match the roof of the house
  - Sides – vertical shiplap planking, cedar to be painted green to match the house
  - Garage door – green metal
  - Front of the garage will have a brick façade with color to match the house
  - Trim will be light yellow to match the house

2.c. Vicinity Sketch – see attached from Rapid Maps

2. d. Intended Use
We would like to build a 2-car garage to store and fix our vintage cars. We currently have a 3-car garage that measures 30'x30', 900 square feet, which we use to park our daily drivers. We are requesting a second garage of 30'x24', 720 square feet that combined would exceed the 1,500 square foot limit for garages. As the vicinity drawing shows, the garage will mostly be hidden from the street and from our neighbors by our trees. We also plan to make the garage closely match the exterior of our house. The detached garage will be for personal use.
NOTE:
Wonderland Road realigned June 15, 1970 (Plot Book 11 Page 30)

LEGEND
① = Septic Tank access
② = Sanitary Sewer Service Line Cleanout
③ = Found Survey Monument LS 1019 or as noted
④ = Set Rebar with cap marked "RW Flak 6565"
⑤ = Point on line (4' 10th marked "POL")

See Plot Book 10, Page 228 for record lot information.

RECEIVED
JUL 17 2020

Rosemary Lane

Rapid City Department of Community Development

Surveyed by
CDD / CM
Date
7/1/2020

Drawn by
CDD

Checked by:
JS

Revisions 7-15-20

Garage Location

Boundary Survey

1 of 1

Project No.
20-17-01

Fisk Land Surveying & Consulting Engineers, Inc.
4202 Rosemary Lane, Rapid City, South Dakota
RECEIVED
JUL 20 2020
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT

Front

max roof height: 18 ft
minimum roof height: 12 ft
length: 30 ft
mean roof height: 15 ft