Case No. 20VA006

Legal Description:

Lots 1 and 2 and the north 5 feet of Lot 3 of Block 14 of West Boulevard Addition, located in 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 Variance(s) being requested:

SETBACK REDUCTION TO ALLOW NEW PATIO
PORCH CONSTRUCTION: FRONT LOT.

OTHER NON-CONFORMING CONDITIONS
AS FOWNS:
- SIDE YARD ABUTTING STREET SETBACK
- SIDE LOT SETBACK PEAR LOT SETBACK
- LOT COVERAGE (30%) IS 35%

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>MUCH OF NON-CONFORMING IS PRE-EXISTING. OUR ONLY ACTION REQUEST IS TO ALLOW FOR A LARGER, SAFER FRONT PORCH/PATIO</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>DUE TO FACT THAT SPACE FOR PORCH IS NOT CURRENTLY IN FRONT LOT CONFINEMENT; IT WOULD SIMPLY BE TO REPLACE/UPDATE</td>
</tr>
<tr>
<td>3. Owing to special conditions, the literal enforcement of this title will result in unreasonable hardship;</td>
<td>HARDSHIP IS THAT WITH LIMITATION OF SPACE IN SETBACK MAKE ANY UPDATES TO SToop / PORCH IMPOSSIBLE</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>SPIRIT OF NEIGHBORHOOD CONTEXT &amp; ARCHITECTURAL STYLE CAREFULLY CONSIDERED, AS WELL AS HISTORIC CONTEXT</td>
</tr>
<tr>
<td>5. By granting the Variance, substantial justice will be done.</td>
<td>IT WOULD ALLOW A SAFE SToop/ENTRY TO FRONT DOOR &amp; ADDRESS EXISTING NON-CONFORMING CONDITIONS</td>
</tr>
</tbody>
</table>

5/31/2019