I, Mark Cernicky, the property owner at 4202 Rosemary Lane, am requesting a variance on the sidewalk requirement for my Conditional Use Permit, case number #20UR018. I do not feel that sidewalks should be required for me to build my garage. Our neighborhood does not have property line sidewalks, sits on a rural road with drainage ditches, nor will the proposed garage create any additional car or foot traffic for the neighborhood or safety issues.

Person requesting variance:
Mark Cernicky
Property Owner
Mark.cernicky@live.com
515.657.0000

Address of property:
4202 Rosemary Lane
Rapid City, SD 57702

Type of permit: A Conditional Use Permit for an oversized garage at 4202 Rosemary Lane (Case #20UR018) was approved by the Rapid City Planning Commission on August 27th, 2020 conditional on the installation of sidewalks on Rosemary and Wonderland Drives.

Adjacent Streets: Rosemary Lane and Wonderland Drive. The house at 4202 Rosemary Lane sits on the corner of the two streets.

Justification for the variance:
- No curb and gutters. Wonderland north of Rosemary is a rural road with drainage ditches. All of Rosemary is a rural road with drainage ditches.
- No sidewalk conformity issues with other properties
  - There are no property line sidewalks in the area. Rosemary Lane does not have any sidewalks. Wonderland Drive north of Rosemary Lane does not have any sidewalks.
- No safety issues
  - Our garage is for personal use. As such, it will not generate any increase in traffic. Moreover, neither Wonderland Drive nor Rosemary Lane are high traffic areas
  - The garage has a significant buffer from the road not only with trees but also by setbacks.
  - The neighborhood consists of homes on large lots – not much foot or car traffic.
- The additional garage is not a material increase to the footprint of the house or the property
  - The oversized garage does not increase the total square footage of the roof line of the current property by more than 20%.
  - The maximum density is 10%.

Distance and Location to nearest sidewalk: our property corner on Rosemary and Wonderland is 63 feet to the closest sidewalk. I would note that the there is no sidewalk on the East side of Wonderland Drive.
The variance request is submitted as allowed for by Section 12.08.060.C of the Rapid City Municipal Code.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Map Notes:

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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