

Case No. 20VA007

Legal Description:

Lot 2 of Mallridge Subdivision, located in Section 13, T2N, 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:

I would like to reduce the Side yard setback from 8 feet to 3.3 feet. The non-conforming setback is due to the builder of the house building in the wrong spot back in 1995. I am submitting this application to get a building permit for a garage on the north end of my property. The garage will be in compliance with setbacks.

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AUG 31 2020

RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT**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:

Criteria:	Applicant Response:
1. The granting of the Variance will not be contrary to the public interest;	No. The granting of the variance will not be contrary to the public interest as the setback is the side yard and does not encroach into any sight triangles.
2. There are special conditions attached to the property that do not generally apply to other properties in the same district;	The special condition is that the original builder built the house in the wrong place creating a non-conforming setback & encroaching into an easement. A vacation of easement application has been submitted to ensure that the utility companies concur with the vacation & the drainage does not affect my neighbors.
3. Owing to special conditions, the literal enforcement of this title will result in unreasonable hardship;	NO there will not be any unreasonable hardships. The current non-conforming setback is due to the builder of the house building in the wrong place.
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	yes, the city's comprehensive plan will be observed.
5. By granting the Variance, substantial justice will be done.	yes, by granting the variance substantial justice will be done.



HANSON SURVEYING & MAPPING

MICHAEL R. HANSON - R.L.S.

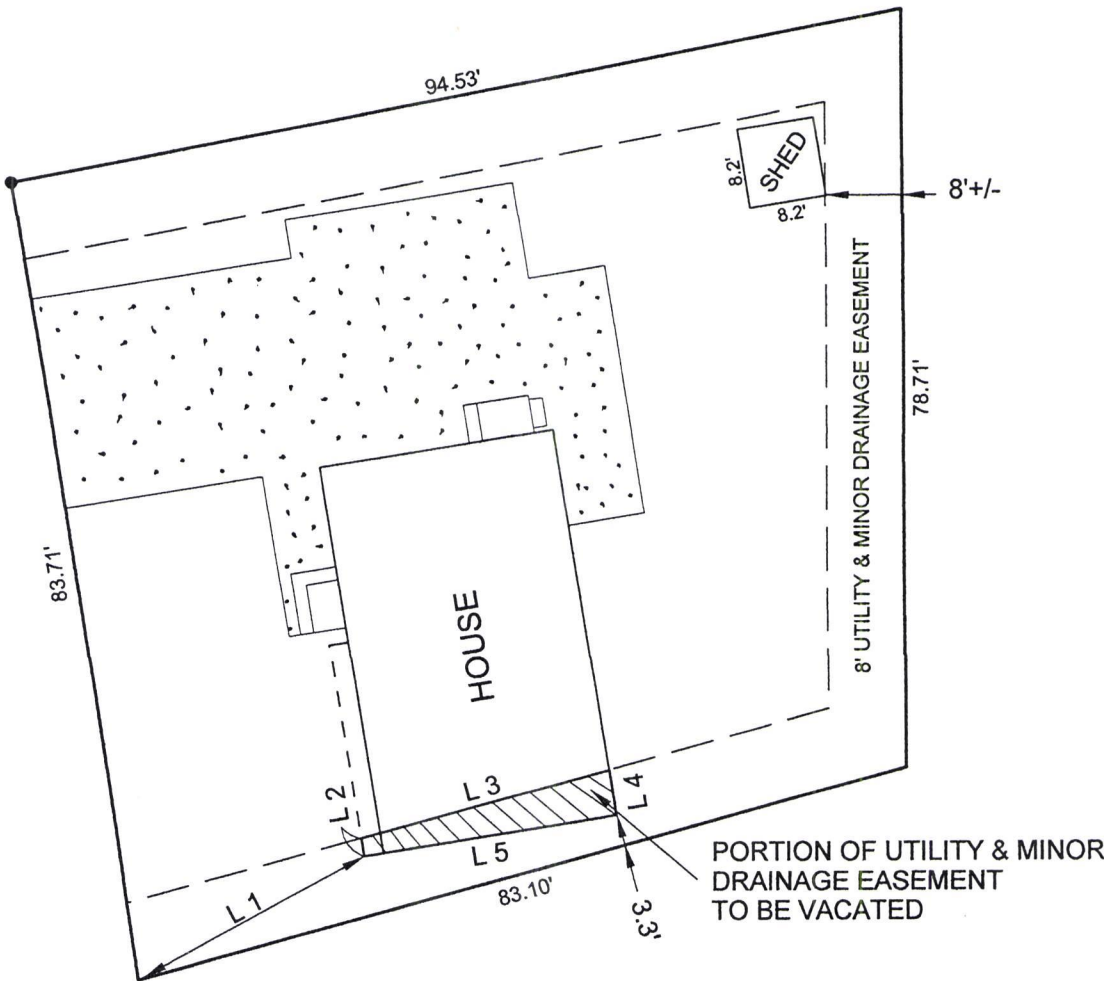
832 HORACE MANN DRIVE

RAPID CITY, SD 57701

605-388-9652



SCALE: 1"=20'



Line	Bearing	Distance
1	N 61°41'04.4"E	26.97'
2	N 9°02'39.0"W	1.90'
3	N 74°46'44.0"E	26.65'
4	S 9°02'30.3"E	4.77'
5	S 80°57'21.0"W	26.50'

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RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

EXHIBIT A

VACATION OF PORTION OF UTILITY & MINOR DRAINAGE EASEMENT

LEGAL DESCRIPTION

LOT 2 IN BLOCK 2 OF MALL RIDGE SUBDIVISION
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

Project # 18.158B

Date: 8/28/20

Surveyed by: M.R.H.

Drafted by: M.R.H.

SURVEYOR'S CERTIFICATE

I, the undersigned, do hereby certify that I have surveyed the above described property and that the information shown hereon is an accurate representation of the information gathered at the time of the inspection of the subject property.



Michael R. Hanson
Michael R. Hanson - SD Reg. #6251