December 7, 2020

Rapid City Council
Sidewalk Variance Request

I am proposing to construct a temporary coffee kiosk to replace the existing temporary kiosk located on the parking lot at the Midland Shopping Center at 907 E. Saint Patrick St. The building permit request for this is requiring construction of about 200 linear feet of sidewalk along East St Francis Street which is at the rear of the main Midland Shopping Center building.

This letter serves as our Sidewalk Variance Request to waive the requirements to construct sidewalk along the East St. Francis Street. The variance request is submitted as allowed by Section 12.08.060.C of the Rapid City Municipal Code.

An aerial photo from Rapid Map is attached showing the area in question.

Justification for the Variance Request is as follows:

- Our kiosk has been at this location approximately 10 years and we do not currently use the city water system, hauling our clean water in and removing the dirty water daily. We lease our spot in the parking lot. We would like to add city water and sewer and upgrade this location with a new temporary kiosk.
- We are not constructing a new building, but rather just replacing the existing temporary kiosk with a new temporary kiosk.
- We do not own the property/parking lot our kiosk sits on at 907 E. St. Patrick St. The property is actually owned by FEDORA PROPERTIES LLC, 2417 NE LINDSEY DR., HILLSBORO, OR 97124-4108.
- There is a sidewalk all along the south side of East. St. Francis Street that provides a suitable walking route for the area.
- There is a loading dock area on property owned by others immediately to the east. That loading dock area is very rough and steep. We think this might force walkers into the street, or to cross the street, or might cause them to trip if they continue to walk east of the sidewalk in question.
- There is currently no worn walking path in the grass along E. St. Francis that would indicate people are walking on the north side of the street.
- The entire area behind the building where new walk would be is already all pavement from the building to the street which provides a hard surface for walkers if they actually want to walk on the north side of the street.
- If we terminate or lose our lease in the future, we will remove our building along with abandoning the utilities per city requirements.

Respectfully submitted,

Kathy Cook
Owner/Manager