Case No. 20VA009

Legal Description:
The S1/2 of Lot 12 and all of Lot 13 of Block 22, 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 Variances(s) being requested:

Variances for setback (N, W, S) and % lot coverage are requested for rebuilding existing contributing historic garage structure. Limitations of the homesite leave existing size and location of garage as only viable option. Existing house and brick wall (also contributing) can’t be moved. Arson has damaged the garage necessitating rebuilding exact size and location while maintaining historic materials and style.

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>
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</thead>
<tbody>
<tr>
<td>1. The granting of the Variance will not be contrary to the public interest;</td>
<td>Variance approval does not run contrary to public interest. Approval is needed to replace “like for like”. Existing structure has stood for nearly 180 years without negatively impacting the right-of-way access for safety of adjacent properties. Rebuilding is consistent with aesthetics of Historic West Boulevard Neighborhood.</td>
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<td>2. There are special conditions attached to the property that do not generally apply to other properties in the same district;</td>
<td>The historically contributing garage was damaged by arson (RCPD Case #20-26057). Variances are needed to simply rebuild to maintain utility value &amp; character of home.</td>
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<td>3. Owing to special conditions, the literal enforcement of this title will result in unreasonable hardship;</td>
<td>Without approval, functional utility as an owner-occupied home is severely diminished. Homeowner's investment, market value, and tax-base assessed value are also negatively impacted. Approval will lead to keeping this home owner-occupied.</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>Variance approval will allow a landmark home in the west Boulevard to continue forward in both value and utility to remain owner-occupied. This protects the future value &amp; unique character for the Historic District at large.</td>
</tr>
<tr>
<td>5. By granting the Variance, substantial justice will be done.</td>
<td>As victims of arson, approval of variances will provide restorative justice to the home owners.</td>
</tr>
</tbody>
</table>
BOUNDARY and HOUSE LOCATION SURVEY
South Half of Lot 12 and All of Lot 13 in Block 22
Boulevard Addition
Rapid City, Pennington County, South Dakota

OMNI HOME FINANCING: RCSD
CLIENT: Timothy J. Rangilsh
Survey: NH Drafting: NH
Date: 7/23/2007
Pennington Title Co.

Scale 1" = 30'

RECEIVED
FEB 15 2020
RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

SURVEYOR'S CERTIFICATION
I, NORMAN W. HALE, REGISTERED LAND SURVEYOR, IN THE STATE
OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT, BEING SO
AUTHORIZED, I MADE THE ABOVE SHOWN SURVEY AND THAT THE
WITHIN MAP CORRECTLY SHOWS THE PERMANENT MARKERS AND
THEIR LOCATION AND THE APPROXIMATE LOCATION OF THE
IMPROVEMENTS ON THE PROPERTY.

Norman W. Hale, RLS
Phone and fax 605-347-5741
E-mail normhale@rushmore.com

1444 CEDAR STREET
STURGIS, SOUTH DAKOTA
57785

SINCE 1979