Case No. 21PD004

Legal Description:

Lot 2A-c of Lot 2A of Block 5 of Chapel Lane Village Subdivision, located in Section 17, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
To whom it my concern,

I am writing on behalf of Daniel and Bernice Miller of 3658 Serendipity Lane Rapid City SD in the Chapel Lane Village subdivision. I am Stephen Hayes a certified Trex Pro Deck builder that is licensed and insured in several towns in the Northern Hills.

When Daniel and Bernice called me to look at their deck, I was shocked when they told me the age of the deck. As someone that spends most of the year replacing decks, I have found that at about 30 years of age, they will come down easily. This last year I took 3 down that were about 25 years old and the homeowners were shocked at how rotten they were. The Miller’s deck is 41 years old. This will be the oldest deck I have taken down. As we are asking for an amendment this is one thing we need to keep in mind. As a guy that spends most of his time replacing decks, the Miller’s is going to be the oldest deck I have replaced. If you spend any time on it BE CAREFUL, it is rotting out and is becoming a HUGE safety hazard.

As you are looking at the pictures and drawings we have submitted, you are going to ask why are they asking to change the stairs. Like many split level homes that were built in the 1970’s they were not designed to move furniture into. If you were to move a large piece of furniture into the house today you would either carry it up the hill and around to the back of the house (not in the winter because of snow or spring because of red clay) or lift it over the railing next to the current stairs and in the front door then again lift it over the railing and up the stairs. This could take 3 people to get it done. My proposal is to build the deck the same size but bring the stairs out from the front. My plan makes the stairs about a foot and a half wider than the stairs they have now. This new set up will make it much easier to move things in and out.

Where do we sit on the property? When I went to get a building permit, I had a drawing on what I wanted to do, but I was told a variance was needed. I didn’t understand at first because the house is 46’ to the road. With a 17’ deck that would put us 29’ to the road. To my surprise, the survey came back stating we will be 4.7’ from the property line. Not 29’.

The Miller’s deck is past its prime. It has gone beyond a simple repair and needs to be replaced. When this neighborhood was put together it was in the county and was it done incorrectly. On paper there is a road that goes through their front yard. Will the real road be 4.7’ from the deck. No, it will be 29’. We are not trying to change the front elevation of the house, we are just trying to make a safer environment for the homeowners and their guests.

Thank You for your time,

Stephen Hayes

Daniel and Bernice Miller

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FEB 12 2021

RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT