

Case No. 16PD026

Legal Description:

Lot 25 of Broadmoor Subdivision Phase I, located in Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

Community Planning and Development Services
Attachment for "Description of Request"

Requesting a variance easement of the 25' setback. This request is based on placing a roofed structure over the existing deck with an overhang of 24" to match the existing house. The existing house is 28.7 feet from the property line. The existing deck extends 12 ' from the house and adding 24" to match the overhang, the total would be 14' from the house...thereby making the variance request 14.7' setback rather than the required 25' setback.

The reason for this request is an effort to make the deck space usable again by eliminating some of the large increase in road noise due to the increased traffic on Sheridan Lake Road. The deck as is today is unusable. We have not used the deck for several years due to the road noise. The deck needs to be repaired so rather than replace a deck that will not be used, we are requesting the variance to extend the roof over the existing deck area.

The adjoining property owner is the city of Rapid City which is a necessary drainage area. This variance would seem to create no issues as it would not be visible to the general public due to the tall Blue Spruce trees that border the Broadmoor subdivision.

I have visited with both adjoining neighbors as well as with the architectural committee of the subdivision and everyone is in agreement that this variance would not be an issue or problem.

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& Development Services**

Subject Photo Page

Borrower/Client	Paul J & Patricia L Barber				
Property Address	3209 Broadmoor Dr				
City	Rapid City	County	Pennington	State	SD Zip Code 57702
Lender	Dacotah Bank				



Subject Front

3209 Broadmoor Dr
 Sales Price
 Gross Living Area 1,621
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 5,500 sf
 Quality Q2
 Age 21



Subject Rear



Subject Street

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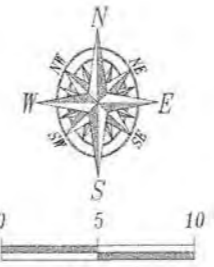
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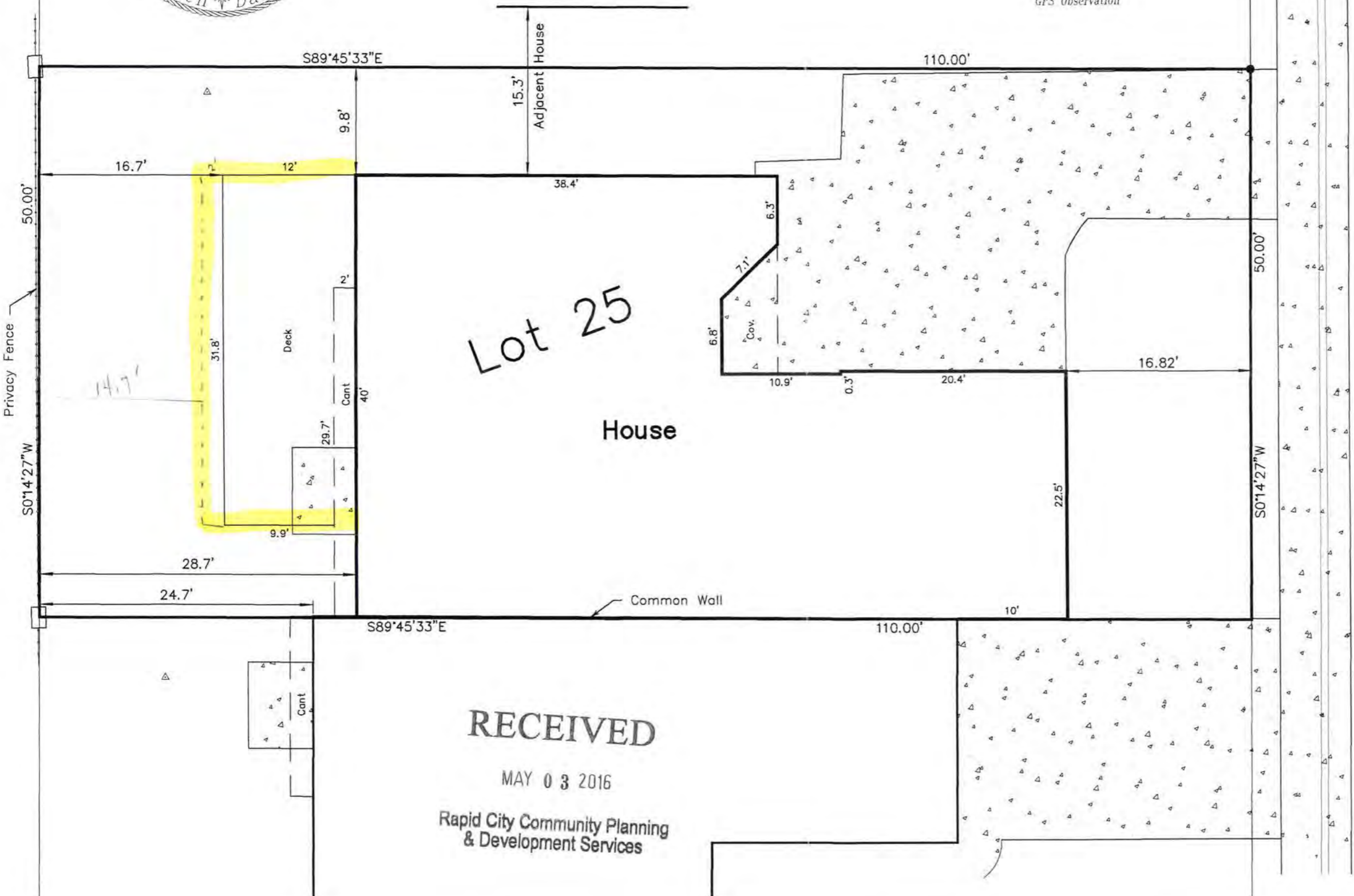


LEGEND

• = Found Survey Monument LS 4208



1" = 10'
April 21, 2016
Basis of Bearings
GPS Observation



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Rapid City Community Planning
& Development Services

Fisk Land Surveying
& Consulting, Inc.
1022 Main Street (P.O. Box 8154)
Rapid City, South Dakota 57709
(605) 348-1538
(605) 341-1112 (fx)

Site Plan - Paul Barber
3209 Broadmoor Drive
Lot 25, Broadmoor Subdivision Phase 1,
Rapid City, Pennington County South Dakota.

Surveyed by:
CD/BL

Date
4/20/2016

Drawn by:
CDD

Checked by:
JF

Revisions

Site Plan

1
of
1

Project No.
16-04-06

Broadmoor Drive