Case No. 21VA002

Legal Description:

Lot B of Lot 2, less the south 175 feet of Lot B of Lot 2 in the SW1/4 of the NW1/4 of Section 9, T1N, R8E, BHM, 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:

AS Requirement of Preliminary Subdivision Plan A Variance to Reduce front yard setbacks is required due to the requirement of dedication of additional right-of-way

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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| 1. The granting of the Variance will not be contrary to the public interest; | this has been requested by staff  
Not Contrary to Public Interest |
| 2. There are special conditions attached to the property that do not generally apply to other properties in the same district; | Additional right-of-way is required |
| 3. Owing to special conditions, the literal enforcement of this title will result in unreasonable hardship; | The dedication of additional right-of-way creates the need for the setback variance |
| 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 |
| 5. By granting the Variance, substantial justice will be done. | Yes |

5/31/2019
STRUCTURAL LOCATION SURVEY
LOTS 1 & 2 AND DEDICATED GARDEN LANE RIGHT-OF-WAY,
GARDEN LANE SUBDIVISION
LOCATED IN SW1/4 OF NW1/4 OF SECTION 9, T11N, R8E, BHM,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

LOT A OF LOT 5
LOT AR

16' RIGHT-OF-WAY TO BE DEDICATED=0.046 Ac±

LOT 1
BUILDING

LOT 2

LOT 1 OF SW1/4 OF NW1/4

LEGEND

WELL
MANHOLE
YARD HYDRANT
PROPERTY LINE
WIRE FENCE
CHAIN LINK FENCE
WOOD FENCE
WOOD POST FENCE
WATER LINE
SANITARY SEWER LINE
CONCRETE SURFACE
GRAVEL SURFACE

SOUTH 175' OF LOT B
OF LOT 2

SECTION 1/4 LINE

ALUM CAP

IP

(1/2" Rebar
NOT ACCEPTED
THIS SURVEY)

1/2" REBAR
(1/2" REBAR
NOT ACCEPTED
THIS SURVEY)

IP

LOT B

ALUM CAP

(NOT ACCEPTED
THIS SURVEY)

LOT 1

58°46'07"E 125.43

LOT 2

58°46'07"E 172.57

LOT A OF LOT 23

NORTH 175' OF LOT B
OF LOT 2

15' WIDE EASEMENT
SEWER LINE, WATER
LINE & INGRESS &
EGRESS AS SHOWN
IN MISC. BOOK 110,
PAGE 618.

10' ACCESS EASEMENT
AS SHOWN IN PLAT
BOOK 3, PAGE 115.

APRIL 23, 2021

0'-0'

SCALE: 1" = 60'

LINE BEARING DISTANCE
L1 S30°12'09"W 10.00'
L2 N30°12'09"E 16.00'
L3 S30°12'09"W 6.00'

3061.01