Case No. 21UR014

Legal Description:

Lot 21 of Block 12 of Countryside Subdivision, located in Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
Description of Request:

Overview:

We would like to add an addition to our existing home (2736 sf) at 7230 Tanager Dr, legal description: Lot 21, Block 12 of Countryside Subdivision of Rapid City, Pennington County, South Dakota. We currently have:

Existing Garage: 22 X 20 ft = 440 sf
Existing Yard Shed: 20 X 14 ft = 280 sf
Total Existing Garage/Storage Area = 720 sf

We would like to add an attached addition consisting of:

Main-Level Garage: 20 X 38 ft = 760 sf
Lower-Level Storage/Hobby Area: 20 X 20 ft = 400 sf*

*IF existing footing structure of home would allow, (which we won’t know until we excavate) we may like to utilize up to, but no more than an additional 4 ft of length on the lower level of the addition. This would then put the maximum lower level at 20 X 24 ft = 480 sf. This would NOT change the overall site footprint of the addition.

Total Proposed Garage/Storage Addition Area = 1160 – 1240 sf
Total Garage/Storage Area Existing + Proposed Addition = 1880 – 1960 sf

Setbacks and Exterior:

The exterior of the addition will be composed of the same siding and roofing as the existing structure. The addition will incorporate a section of driveway to be added to blend into the existing driveway for the garage. No new width of driveway will be added at the street. The landscape surrounding the addition will simply be lawn area blended or sloped into the existing lawn. The proposed addition will not encroach on either the 25 ft multipurpose easement toward the Tanager Dr street side or the 8 ft setback on the North side of the lot.

Please refer to the enclosed site and building plans for further details.

Thanks,
Tony Fischer
605 545 7696
tjfisher74@hotmail.com

RECEIVED
JUL 09 2021
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT
10:36 AM
Intended Use of Proposed Addition:

We would like to request a conditional use permit for a garage/storage addition to our home as we currently need more space for our vehicles, yard equipment, kids’ toys, tools, hobby area, and general storage. We currently have filled up our existing garage and yard shed (720 total sf between both) with my wife’s car, family bikes, snow skiing equipment, refrigerator, freezer, common garage tools and general misc. storage. As is we only have room for my wife’s car in our current 20 x 22 ft garage. My pickup truck remains parked outside and as a result, has been damaged by hail in each of the last two years. I would really like room to park it inside. In addition to that, I have a 1959 Buick Lesabre that is currently parked at my parent’s residence in central SD that I would like to move to my house for restoration. My 89-year-old father is also giving me his 1979 Ford F250 pickup truck which is in very good condition so I would like to store that in the garage area as well. We would also like to get an ATV for trail riding in the hills. And I would also like to have more room to work on personal projects.

In conclusion, we plan on using the top level for parking vehicles and a bit of storage, while the lower level will be used mainly for storage of bikes, ATV, tools and a small hobby area.

Thank you,

Tony Fischer
605 545 7696
Tjfischer74@hotmail.com
SITE PLAN FOR NEW GARAGE

Prepared For:
Tony Fischer
7230 Tanager Drive, Rapid City, SD 57702

LEGAL DESCRIPTION
Lot 21, Block 12 of Countryside Subdivision,
City of Rapid City, Pennington County, South Dakota.

SURVEYOR’S CERTIFICATE
I, Shannon E. Vasknetz, do hereby certify that this Survey shows the dwelling as located on the premises described in this report and that this report is an accurate representation of the information gathered at the time of inspection of the subject.

SHANON E. VASKNETZ  RLS 7719