Case No. 21UR012

Legal Description:
Lot 19 of Block 8 of Carriage Hills Subdivision, located in Section 17, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
July 29, 2021

Karl Bauer
City of Rapid City
300 6th Street
Rapid City, SD 57701

Re:

Dear Mr. Bauer:

Thank you for the email asking for additional information about my project. I have provided by email an updated site plan showing the square footage of the buildings including accessory buildings. Please advise if additional information is needed.

As to the garage height, as you noted, the peak of the garage is 17 feet, but drops to below 15 feet very quickly, within several feet, based upon the pitch of the roof. The height is needed to accommodate the planned use for the garage which is to house a camper as we live in an area with Covenants that restrict the ability to have a camper in the open on property. The design of the garage is to incorporate and match the architecture of the house, which is why it was designed as such with a higher peak. If we are not allowed to build it as designed it will directly impact the intended use. I would ask that based upon the needed use, the design and the fact that the roof is over 15 foot for only a very short spread that this design be approved as part of the permit.

Further, the garage is being built in an area that is barely visible from the road and is on a lot that is 1.5 acres, so it is not going to be oversized based upon the size of the lot that it is going on.

In addition, the garage will be sided with the same materials and colored shingles, siding and garage doors as the main home. Diamond Kote siding is going on the home as well as the garage and will match.

As to the proposed purpose of the garage and party room, the garage is needed as the home has a small two car garage with limited room for a home located on 1.5 acres. As
stated, there is need for a garage for a small camper and a car and for things such as lawn mowers and bikes and other items that require garage storage.

As for the party room, it is an 8’ x 12’ room that is next to the pool to be used for an space to get out of the sun or weather when using the pool. It is for private use as the pool is only 12’ x 26’. It is a private pool on a private lot and will not be open to the public or used for any commercial activity.

Finally, as to the pool being built in accordance with the city code, we will be securing the pool with a locking cover in accordance with the code and follow all other code requirements.

Thank you for taking the time to evaluate the project and if there are further questions or concerns I would be happy to address. I hope these answers satisfactorily address questions and concerns and that my project will be approved and I can move forward.

As always, you can reach me at the email address, jdelaw69@gmail.com or my work email address, jcollins@lynnjackson.com. In addition, my cell number is 381-7331.

Sincerely,

Jeffery D. Collins
We, Howe Land Surveying, do hereby declare that we have performed a “Improvement Location Survey” of the conditions that were found at the time of the survey of the property shown hereon on July 19, 2021.

This document DOES NOT constitute a boundary survey and is subject to any inaccuracies that a subsequent property survey may disclose. No property corners were set and the property corners shown hereon as found were not verified. This drawing may not be used to establish any fence, structure or any other improvements. Property dimensions shown hereon are based upon unverified record information.

Howe Land Surveying is not extending any intent or warranty to the present or future owners or occupants. This property is SUBJECT TO ALL easements, conditions, restrictions, reservations and right-of-ways of record and those not of record.
Main Floor Plan
1260 Sq. Ft. 1/4" = 1'-0"

Notes:
1. All exterior walls are 2x6 studs at 16" o.c., unless otherwise noted.
2. All interior walls are 2x4 studs at 16" o.c., unless otherwise noted.
3. All dimensions are surface to surface of stud.
4. All openings are nominal, rough openings per window and door manufacturers.

3 Car Garage
Finished

Social Room
Finished

Equipment
Finished

RECEIVED
JUN 15 2021
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT