May 16, 2022

City of Rapid City  
Attn: City Council  
300 6th Street  
Rapid City, SD  57701

Subject:  
Request for Sidewalk Variance Adjacent to  
Lot 3 of Block 1 of Northstar Subdivision  
Rapid City, Pennington County, South Dakota

Members of the City Council:

This letter shall serve as our written request for a variance to the requirement to install sidewalk. Specifically, the variance request is to not install sidewalk on the south side of Seger Drive, and the west side of Dyess Avenue, fronting Lot 3 of Block 1 of Northstar Subdivision, Rapid City, Pennington County, South Dakota. In accordance with the City’s Sidewalk Variance Request Criteria we offer the following information:

1. Person Requesting the Variance:  
   Crane Properties, LLC  
   Attn: Jeremy Muth, Member  
   Phone: (605) 391-5339  
   jeremymuth@live.com

2. Type of Permit:  
   Commercial Building Permit

3. Adjacent Streets:  
   Seger Drive  
   Dyess Avenue

4. Justification:  
   No connecting sidewalk is present on Seger Drive or Dyess Avenue. Additionally, no sidewalk is present on the remaining locally adjacent streets, Emerson Lane or Daene Lane, see Exhibit “A”. With no locally adjacent streets for the sidewalk to connect to, installation of sidewalk abutting Lot 3 of Block 1 of Northstar Subdivision is not warranted.

5. Distance and Location to Nearest Sidewalks:  
   The nearest abutting sidewalk on the south side of Seger Drive is at the North Lacrosse Street intersection, approximately 1.4 miles to the west (Exhibit “B”). The nearest abutting sidewalk on Dyess Avenue is at the East Mall Drive intersection, approximately ½ mile to the south (Exhibit “C”).
6. **Statement:** The variance request is submitted as allowed for by Section 12.08.060.C of the Rapid City Municipal Code.

If you have any questions or require additional information do not hesitate to contact me at (605) 391-5339.

Jeremy Muth
Member
Crane Properties, LLC

Attachments:
- Exhibit “A”
- Exhibit “B”
- Exhibit “C”