Rapid City Club for Boys
320 North Fourth Street, Rapid City, SD 57701 | 605-343-3500 | www.theclubforboys.org

Submitted by Mark Hasvold, Club for Boys board member/advisor, mchasvold@gmail.com 605-381-1826.

6/8/2022

City Council, City of Rapid City, SD
Sidewalk Variance Request
This variance request is submitted as allowed for by Section 12.08.060C of the Rapid City Municipal Code. Commercial building permit applied for at the following location:
960 Cambell Street, Lot 8 of SW1/4NW1/4

Honorable City Council:

I am writing this letter in response to comments made by the city engineering department on a recent commercial building permit application. The specific comment was that sidewalk would be required along our property line on Cambell Street.

The Club for Boys recently made the decision to build a sun and rain shelter at the Club for Boys Thrift Store location donation drop off area on Cambell Street. The size of the shelter is ~40x24' (960 sf). It has been determined that the shelter would be best constructed as unattached but immediately adjacent to the main Thrift Store building. The main purpose of the shelter would be to provide relief for employees and volunteers from the intense sun and heat generated due to the south side location of the drop off area. The shelter would also help identify the donation drop off area for citizen supporters of the Club for boys.

Please consider this; The nearest and only sidewalk on the east side of Cambell street is somewhere between 200 to 300' away from our location to the south. This walk begins on the north side of the Cambell St. Rapid Creek bridge and ends on the south side of our neighbor’s driveway. No sidewalk exists to the north of our location. The Pennington Count Fairgrounds occupy all land on the west side of Cambell street and no sidewalk exists.

The land to the south and north of our location is zoned general commercial. Land to the east of our location is zoned light industrial and the Fairgrounds are zoned public use.

The proposed Cambell street sidewalk would not connect to other walks and would essentially stand alone. The Club for Boys would be supportive of sidewalk construction along Cambell street at some point in the future when a more comprehensive improvement program is proposed by government.

Respectfully,

Mark Hasvold, Rapid City Club for Boys volunteer

NOTE:
SHELTER COST: $34,250
PROPOSED SIDEWALK: APP. 13,000 EXTR.
33% of cost.
CITY OF RAPID CITY
RAPID CITY, SOUTH DAKOTA 57701-5035

Community Planning & Development Services
300 Sixth Street
605-394-4120 • Fax 605-394-6636

PERMIT # 28-0910
Routing # 22-82

BUILDING PERMITS: PLAN REVIEW COMMENT FORM

☐ Water Reclamation  ☐ Air Quality  ☐ Fire Prevention  ☐ CP – Engineer  ☐ CP – Planner

COMMENTS DUE BACK BY: 5-17-22

PROJECT: Boy's Club

ADDRESS: 960 Cambell

☐ See attached comments  ☐ No comments  ☐ Review not complete

IF COMMENTS ARE NOT RETURNED BY THE DATE NOTED, PERMIT MAY BE ISSUED
Permit Reviews
City of Rapid City

Permit Number: CIBP22-0910
Description: DROP OFF SHELTER

Applied: 5/5/2022
Approved:

Issued: 
Finaled:

Status: UNDER REVIEW

Site Address: 960 CAMBELL ST
City, State Zip Code: RAPID CITY, SD 57701

Aplicant: <NONE>
Owner: RAPID CITY CLUB FOR BOYS INC
Contractor: <NONE>

Details:

LIST OF REVIEWS

<table>
<thead>
<tr>
<th>SENT DATE</th>
<th>RETURNED DATE</th>
<th>DUE DATE</th>
<th>TYPE</th>
<th>CONTACT</th>
<th>STATUS</th>
<th>REMARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/13/2022</td>
<td>5/13/2022</td>
<td>5/13/2022</td>
<td>FIRE PREVENTION</td>
<td>BRIAN STATON</td>
<td>APPROVED</td>
<td>Okay to proceed</td>
</tr>
</tbody>
</table>

Review Group: PERMIT REVIEW GROUP

Notes:

1. The fire department has no comments at this time for the proposed detached shelter.

The Fire Department is not an ADA enforcing agency and these plans have not been reviewed for ADA requirements.

The following codes and recognized standards are currently utilized by the Rapid City Fire Department: International Fire Code, 2003 edition Amended; International Building Code, 2018 edition; International Mechanical Code, 2018 edition; appropriate amendments for each; and NFPA National Fire Codes and Standards.
PLAN REVIEW COMMENT FORM

☐ Air Quality  ☐ Fire Department  ☒ PW Engineer  ☐ CP&DS Planner

COMMENTS DUE BACK BY:  5/17/22

Permit No.: CIBP22-0910
Routing No.: 22-082

PROJECT:  Boy's Club

ADDRESS:  960 Cambell Street

Other permits needed.

☒ ROW  ☐ E&SC  ☐ Floodplain Dev  ☐ SDDOT  ☐ None

Reviewer: Todd Peckosh: 5/13/2022

☐ Approve  ☒ Resubmit

Comments:

Sidewalk required with the construction of building, revise site plan to show proposed sidewalk along Cambell Street.
CITY OF RAPID CITY
RAPID CITY, SOUTH DAKOTA 57701-5035
Department of Community Development
300 Sixth Street

Tanner Halonen, Current Planner I
Community Development
city website: www.rcgov.org

Building Permit Comments: 960 Cambell
Date: 05/06/22

Resubmit:

(1) As per 17.50.300.F.1 of the Rapid City Municipal Code (RCMC) all new development or construction which involves the creation of a building shall be in full compliance with the provisions of the landscaping regulations. The submitted site plan identifies a proposed detached accessory building and therefore the site must come in full compliance with the current landscaping provisions. Please submit a landscaping plan that identifies all existing and proposed landscaping and includes plant types, sizes and square footages of any ground cover or grass area.

- Please note, as per 17.50.300.F.2 of the RCMC for existing development sites compliance with the landscaping regulations is required once a building permit is granted to enlarge a structure by 20% or more. Please note, if the proposed addition were to be attached to the principal structure landscaping would not be required as it would be less than a 20% expansion.

(2) To verify parking requirements please provide a description of the intended use of the accessory building.

Contact Tanner Halonen at (605) 394-4120, ext. 2330, with any questions.

Tanner Halonen
Current Planner I
Community Development
City of Rapid City
GUTTER APORN
L 8 FASCIA
2X8 SUB FASCIA
2X6 PURLINS @ 24°
2X2 LEDGER
12
3.5 SLOPE
METAL PANELS
7/16 OSB
ROOF MEMBRANE
+OF 8'0"
VARIES Y ASPHALT
PAVEMENT FROM
FRONT TO BACK
NOTE:
VARIETY EXISTING SOFFIT HEIGHT - APP.15" -
TO ALLOW SHELTER ROOF TO
FIT UNDER SOFFIT - SEE ELEVATION
8'X40'X24' SHELTER
4'0"

4'0"
8' DIA. HOLE
UPLIFT BOTTOM BRACKET
12"X24" DIA CONC. FOOTING

4'0"
6"

40'0"

8"X8" STEEL PANELS
2X3 GIRTS
TRUSS SADDLE
2X4 CAP
SEM LAM COL.
WIND SCREEN
@ CORNERS
TREATED

1/8 SCALE
Tax Parcels (1)

Star: Tax Parcels

Parcel ID: 3805151009
TaxID: 37796

Property Address: 960 CAMBELL ST
Legal Description: LOT 8 OF SW1/4NW1/4
Block:
Subdivision:
Section: 05
Township: 1N
Range: 08E
Acres: 4.13
Property Owner: RAPID CITY CLUB FOR BOYS INC
Second Owner:
Owner Address: 320 N 4TH ST
Owner Address Cont.: RAPID CITY, SD 57701-1150
Land Assessment: 701600
Non-ag Struct Assess: 830300
Ag Structure Assess: 0
Total Assessment: 1531900
Abstract Code: NDC2
Ambulance District:
Fire District:
Civil District: Rapid City
Road District:
Sanitary Sewer District:
Water District: West Dakota Water District
School District: Rapid City School District
Deed Type: WD
Deed Filing Date: 012219
Deed Book/Page: /
Deed Doc No.: 201900822
Contract Holder:
Contract Holder Address:
Contract Holder Address:
Contract Type: WD
Contract Book/Page: /

Displaying 1 - 1 (Total: 1)
ROOF FRAMING PLAN

1/8"=1'-0"

FOUNDATION PLAN

1/8"=1'-0"

NOTES:

1) COORDINATE DIMENSIONS AND ELEVATIONS WITH EXISTING CONDITIONS.

2) ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED TO BE 2500 PSF (NO SOILS REPORT). CONTRACTOR SHALL VERIFY IF EXISTING SOILS ARE SOFT SOILS OR ARE FILLED MATERIAL. CONTRACTOR SHALL REPLACE SOFT OR FILLED SOILS WITH GRAVEL/ENGINEERED FILL. COMPACT ENGINEERED FILM TO 96 PERCENT OF MAXIMUM DENSITY.

3) PROVIDE MATERIAL STRENGTHS AS FOLLOWS:
   CONCRETE — 3000 PSI AT 28 DAYS
   ROOF TRUSSES — DESIGNED BY TRUSS MANUFACTURER
   WOOD COLLAPSING — TREATED 50% PINE NO. 1, GLUE & NAIL
   WOOD FASING — SPF NO. 2 OR BETTER

4) DESIGN LOADS:
   ROOF DRAIN = 42.7x4.1=32.3 PSF
   ROOF DEAD LOAD = 16 PSF
   WIND = 115 MPH, EXP. C
   PANEL INTERIOR = 8d NAIL AT 8" O.C.

5) PROVIDE ALL NAILING & CONNECTIONS PER IBC 2018

6) PROVIDE NAILED OF OSB TO ROOF FRAMING UNLESS NOTED
   PANEL EDGES = 8d NAIL AT 6" O.C.
   PANEL INTERIOR = 8d NAIL AT 8" O.C.

7) ALL CONSTRUCTION WORK SHALL MEET REQUIREMENTS OF IBC 2018

8) PROVIDE TEMPORARY WIND BRACING AS NEEDED.