Case No. 17VA002

Legal Description:

Lot 20 of Block 1 of Robbinsdale Addition No. 9, located in Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

To Whom It May Concern:

I am requesting to the City Council for an approval of a fence height variance. I currently live at 1000 Fir Drive in Rapid City. The house is situated at the corner of Fir Drive and Sycamore Street. I have a corner lot that I wish to put a 6ft tall privacy fence around the side yard. I have included the dimensions of the proposed project and pictures that should be attached with this document. The fence will be 26 feet back from the sidewalk on Fir and I would like to put it up to the sidewalk on Sycamore.

Here are a few reasons I am requesting the variance:

- I enjoy being out side in my yard and having family and friends over which includes my young nieces and nephew who love to play. The fence would give me added security and privacy as there is currently none in the side yard.
- This past summer someone attempted to break into the back side of my house as evidence of some type of pry bar was used on my storm window in the basement bedroom. I would like this fence for extra security.
- People walk through and cut across the yard throughout all hours of the day. I also have a lot of trash build up in my yard because of it. The fence would stop that traffic.
- I would like to build a shed for all my tools and equipment and the fence would provide visible protection for my equipment.
- I am big into gardening and currently have a garden in the backyard but wish to create a much larger garden in the side yard. Due to the dimensions of my lot there is not much room in the backyard but plenty in the side which I wish to make ample use for food and fruit trees. This fence creates security from prying eyes and deer that will easily jump over a 4ft chain link.

The fence would be built out of cedar dog-ear pickets, pressure treated posts, and built picket by picket in contour with the property as it is on a gradual hill. It will be stained and treated to be very aesthetic and pleasing to the eye. The fact that the fence will set back 26 feet from the sidewalk on Fir will not cause any visibility concerns for traffic turning on Sycamore Street from Fir Drive and vice versa.

Thank you for taking the time to look into the approval of the fence height variance.

Sincerely,

Durrell Davidson
1000 Fir Drive
Rapid City, SD 57701

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RAPID CITY COMMUNITY PLANNING & DEVELOPMENT SERVICES
Applicant's Justification

1. The granting of the variance will not be contrary to the public interest.

The granting of the variance will not create any obstructions along the street nor will it create any type of sight triangles. The proposed fence will be set back 26 feet from the sidewalk on the corner of the lot. This will give ample sight for both pedestrians and traffic at the intersection. The fence will be constructed with community aesthetics in mind.

2. Due to special conditions the literal enforcement of the zoning ordinance will result in unnecessary hardship.

This property doesn't have ample backyard space as compared to all the other lots in the neighborhood but has abundant unused space in the side yard. This added space given by allowing a 6ft. fence will give the needed protection, safety, and privacy that is requested.

3. By granting the variance to the provisions of the zoning ordinance the spirit of the zoning ordinance will be observed.

The spirit of the ordinance will be upheld because there will not be any visibility issues for either vehicular traffic or pedestrian traffic.

4. By granting the variance substantial justice will be done.

It will be just to allow the variance as it gives the owner complete use and enjoyment of the property. It will also allow the added safety and privacy for the family and guests.
LEGAL DESCRIPTION:
Lot 20, Block 1,
Robbinsdale Add #9
Rapid City, Pennington
County, South Dakota

BUYER:
Durrell Davidson
1000 Fir Drive
Rapid City, SD 57701