

Case No. 17VA004

Legal Description:

Lot 19 of Block 6 of Canyon View Tract, located in Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota

Planning and Zoning,

This letter is in reference to an application for a variance on the side yard setback on the south side of the above referenced lot. The lot is an existing small lot as it is under 6500 square foot in area. The variance is to reduce the side yard setback on the south side of the property from 8 foot to 3 foot. The variance is to be used for the construction of a garage in the back yard, and is not intended for any expansion of the existing house. The intended garage to be build will be 28x32, 28-foot-deep and 32 foot wide. The garage will be used for the storage of personal property. It will be used to store personal property, that includes vehicles and a boat. The boat requires the depth of the garage. There is currently no garage on the property. The variance on the side yard setback is necessary to facilitate being able to get a second vehicle within the garage given the lots lack of depth, narrow driveway space, a difficult approach angle into the garage, and because of the close proximity of the garage to the house. The lot also suffers because it does not have any alley access, the only access into the garage would be from the south side of the house where the current driveway exists. The garage will be built of like materials to match the house. It will not increase the traffic, the access as mentioned earlier will be from the driveway south of the house. The garage will have normal exterior residential lighting designed to illuminate our yard, and not shine into the neighbors.

The proposed garage will be under the square footage of the house. The combined footage of the house and the garage will be under the 30 percent of lot coverage. The site plan will show that there is an existing portable storage building that covers 160 square foot of the lot. If directed that the removal of the portable storage building is necessary to facilitate the variance, or the building permit the removal of the portable storage building can be arranged.

If I can provide any additional information, or if you have any questions, feel free to contact me. Thanks

Sincerely

Cassie Silbernagel

605-391-8406

1104 West Blvd. North

Rapid City SD 57701

RECEIVED

APR 19 2017

**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**

RECEIVED**APR 19 2017****RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**

Criteria Applicant's Justification:

1. The granting of this variance would not be contrary to the public interest. Many of the property owners in this neighborhood have constructed garages within the 8 foot right of way over the years since this area was developed. This is due to the fact that many of these lots within this area would either be smaller lots, or they do not have alley access. The proposed garage would be built tastefully and with modern products. The building of this garage would not only add to the value of my property but potentially add to the value of the property around me. The garage would not encroach on any current existing structures. The lot on the south side (where I am asking for the variance) already has a large shop/ garage structure built on the south rear corner of their lot. So my structure would not be impeding on their future construction plans or their current structures
2. Not granting this variance would require me to build my garage 8 foot off the south lot line. 8 foot off the south lot line would mean that my garage door would not start until I was approximately 10 foot from the south lot line, what this means for the usefulness of the structure is that I would only be able to park my boat inside of the garage. I would not be able to maneuver a vehicle into the northern side of garage door (my intent as you will see from the elevation drawing is to have on single oversized garage door positioned as far south as feasible). I thought about turning the garage and placing it on the north lot line, but this would all but eliminate any lawn type area from my backyard and also create a very difficult 90 turn to maneuver through. I don't believe that would be in the best public interest. So not granting this variance would cause me undue hardship and it would limit my ability to use my property in a reasonable manner.
3. The spirit of the ordinance is upheld because I am not causing any unjust harm or difficulty for my neighbors, my neighborhood, the city, or the utility companies. The proposed garage when built will be under the square foot print of the house, and the combined house/garage footprint will be under the 30 percent of lot coverage. I am also not asking for a variance that exceeds what has already been constructed in the neighborhood. Many garages that were constructed in this area of town; if built today would be going through the proper process and validating their case, and asking for permission to build structures that do not conform to present setbacks. The spirit of ordinance is to keep things aesthetic and to not infringe on the right of your neighbor. In these manners, I believe the spirit of the ordinance is indeed upheld.
4. It is just to allow this variance. Without this variance, I will not be able to construct a garage capable of storing a boat and a vehicle in the back yard while still maintaining an area of useful greenery. Granting this variance allows me the same use of my property that many other home owners enjoy having, an enclosed area that they have easy access to for storing their personal possessions. Improving property like mine in an area of town like north rapid, helps to entice more people to want to own homes in that area. Homeowners generally take great pride in their homes and they help keep entire neighborhoods thriving. Allowing this variance also offers me the availability to keep my things stored inside here at my residence where I can easily access them.

Building footprint- covered in written statement, and site plan

Building setbacks- covered in written statement, and site plan

Building elevations- covered in building elevations page of proposal

Parking plan- normal residential driveway parking on the south side of house, also normal residential parking on the street. The garage construction will add no additional parking needs.

Lighting plans- covered in written statement

Fencing and Retaining wall plans- There is no need for retaining walls, there currently is chain link fence around all three sides of the back yard. I currently do not have plans of changing from the chain link fencing. If a plan for changing the current fencing was deemed necessary I am open to that discussion.

Approach locations and dimensions- covered in the site plan

Sidewalks- There should be no changing in the sidewalk. The public sidewalk is located in the front of my property and should not be affected by the garage or the variance.

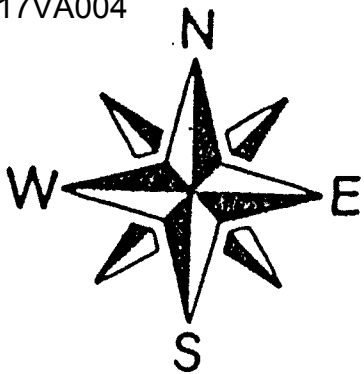
Internal traffic circulation- This will just be normal residential driveway usage. The drive is not extremely wide on the south side of the house, there is no way of expanding it, as it already goes right up against the adjoining property line.

RECEIVED

APR 19 2017

**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**

17VA004



HANSON SURVEYING & MAPPING

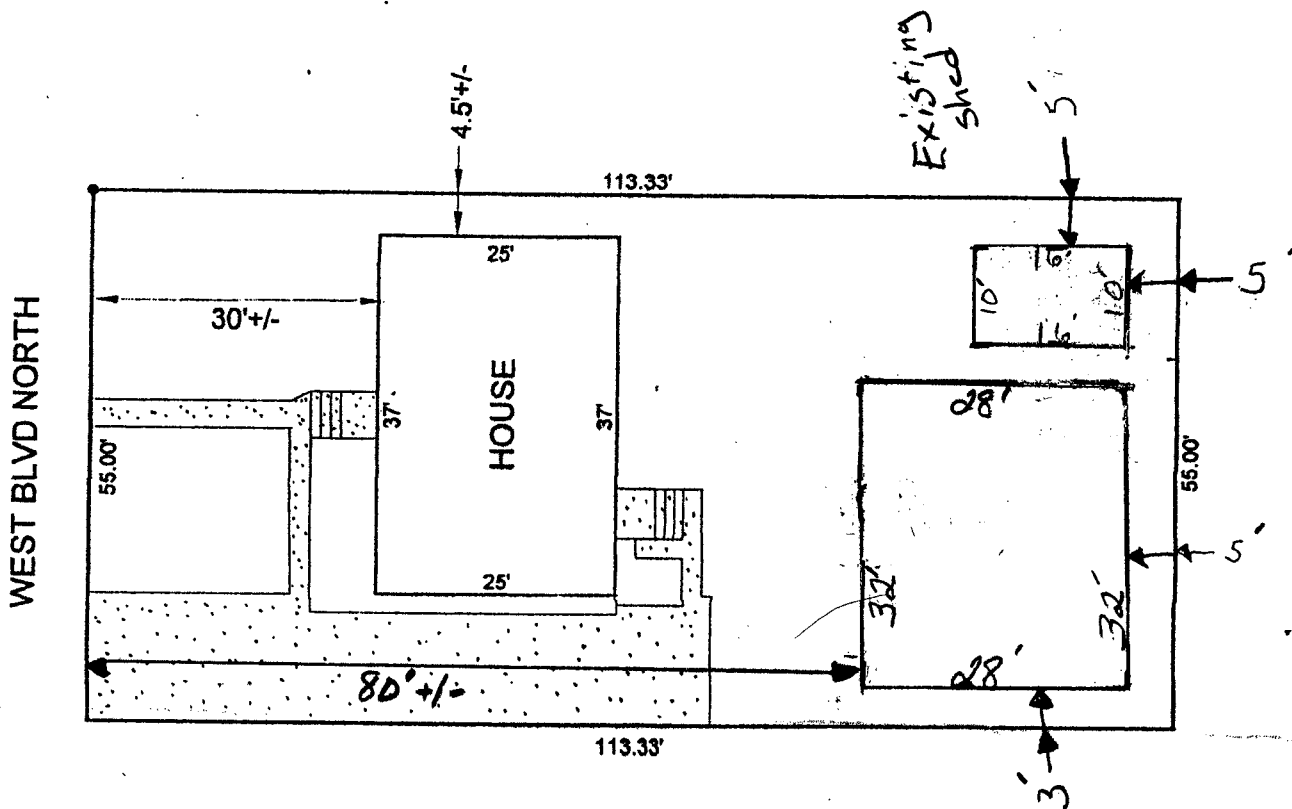
MICHAEL R. HANSON - R.L.S.

832 HORACE MANN DRIVE

RAPID CITY, SD 57701

605-388-9652

SCALE: 1"=20'



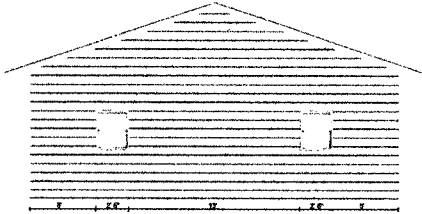
Michael Hanson 2-21-03



RAPID CITY, 710 N. CREEK DRIVE, RAPID CITY, SD, 605-399-3922

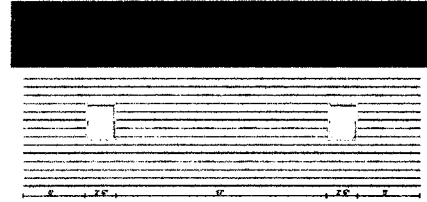
Wall Configurations

*Illustration may not depict all options selected.



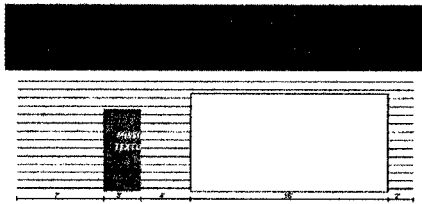
ENDWALL B

(2) - JELD-WEN® Builders Series Vinyl Clear Single Hung Window with Nailing Flange



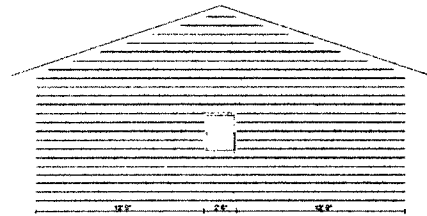
SIDEWALL D

(2) - JELD-WEN® Builders Series Vinyl Clear Single Hung Window with Nailing Flange



SIDEWALL C

(1) - Mastercraft® E-1 Primed Steel 6-Panel Prehung Exterior Door with 6-9/16" Jamb
(1) - Ideal Door® 16 ft. x 8 ft. 5-Star White Raised Pnl. Insul. EZ-SET® Garage Door



ENDWALL A

(1) - JELD-WEN® Builders Series Vinyl Clear Single Hung Window with Nailing Flange



Design Name: Garage Design

Design ID: 313353637435

Estimate ID: 36179