Case No. 17PD025

Legal Description:

Lot A Revised of Lot 2 of Block 1 of Canyon Lake Heights Section 16, located in Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
Item N;
Private residential garage which does not meet the definition of private garage subject to the following:

Part 1.
That the proposed garage is consistent with the residential character of the property on which it is located and with the surrounding neighborhood:

The residence is located on a highly wooded lot with architecture on neighboring lots varying from late seventies to mid nineties concepts. Building materials used on neighboring homes include but are not limited to; stucco, stone, brick, wood, metal, lap siding, composite roofing, all in varying amounts and types of application. Most all in good taste and form. The new structure will combine the use of residential components for siding and roofing. Some residential products may be utilized from Bridger steel. The owners wants the overall look to be enhancing to the property and surrounding area.

Part 2
The use of the structure;

The intended use of the structure would be for wood working projects. Upon the passing of the owners father, they would wish to continue his craftsmanship on varying small projects in their retirement. These will be for personal use and have no intention of being sold or traded. Mainly as a retirement activity on a very small scale. The structure will be insulated so a very small amount of noise, dust or the hint of anyone being there will be noticed. Non commercial activity.

Part 3
Landscaping/ screening;
Due to the heavy wooded and size of the lot. No additional landscaping, fencing, etc, will be needed to screen this structure from the neighbors.

Part 4
Site plan, elevation drawing, building material.

The formal survey will be conducted and presented prior to building permit in lieu of the attached information. Blue print is attached, this will not be used for a second residence only for a workshop. The building materials will be 2x6 construction, steel roof, lap siding, insulated and the inside finished with white metal. The roof has a saltbox roof style to give a more attractive appearance, this does not meet the rule of fifteen feet at the mid point between overhang and peak. So we would also ask that a 20 inch allowance be made for this condition.

Thank You,
Russ Johnson Construction