

June 18th, 2017

David and Laurie Schaefer
237 Wildridge Road
Mahtomedi, MN 55115

City of Rapid City
Community Planning & Development Services Office
300 6th Street
Rapid City, SD 57701-5035

Dear Community Planning & Development Services Office,

On Saturday, June 17th, we received a letter regarding a request for a Variance to the Zoning Ordinance for 6517 Bandon Lane (appeal number 17VA007). This variance request is related to a property within the Red Rock development of Rapid City. The proposed variance would have a direct effect on us as our property is right beside the proposed variance site. The street address and legal description of our property is – LOT 14 OF BLOCK 22 OF RED ROCK ESTATES, 6503 BANDON LANE, RAPID CITY, SD 57701. The current usage is – A NEW CONSTRUCTION SITE FOR OUR HOME.

By way of background – earlier this year, we made the decision to build a home at 6503 Bandon Lane (to the north side of the subject property) after an extensive search across the Rapid City area for a building site was completed. One of the key factors in our decision was the required side setback of 20 feet within the Red Rock development. We wanted to have more room than a standard lot in order to provide for additional space and privacy for our home. With this in mind, we were very surprised to see this letter arrive in our mail, and we are very uncomfortable with this request.

We are in the middle of our building project at this point, and we would not have selected this lot for our home if this type of situation would be admissible. Our expectation is that the Red Rock side setback of 20 feet is adhered to, and that our property is not encroached upon as request by this variance proposal. It should also be pointed out that this proposed variance is not just for a garage on the front of the house, yet an addition that extends all the way to the back of the home, thus an addition across the entire property. Regardless of the scope of any proposed building project, we do not support a variance to reduce the side setback at this site.

SUMMARY: Considering this overall situation, we would ask for your support of ***NOT APPROVING THIS REQUESTED VARIANCE*** to the zoning ordinance. Thanks for your consideration and support..

Sincerely,

David E. & Laurie J. Schaefer

CC: Don Ward: Red Rock Development
Dave Reyelts: General Contractor

From: Gerald Sullivan [<mailto:gashcsd@webtv.net>]

Sent: Tuesday, August 08, 2017 7:09 AM

To: Vanloh Rebel

Subject: Re: August 10, 2017 Zoning Board of Adjustment and Planning Commission Agenda

As I mentioned earlier I won't be able to attend the meeting because of a funeral in Dodge City Kansas on that morning but I do have a concern on the 17VA007, Red Rock Estates. The findings of the staff is deemphasizing of garages but this is the only the only home with a 2 car garage --all other homes have at least 3 car garages and most have 4 car garages. I would think the valuation of existing properties would be increased by all properties with at least 3 car garages.

Thank You

Gerald Sullivan