

STAFF REPORT

October 10, 2001

No. 01VE019 - Vacation of Utility Easement

GENERAL INFORMATION:

PETITIONER	Diane Rolof
REQUEST	No. 01VE019 - Vacation of Utility Easement
LEGAL DESCRIPTION	Lot 23R, Block 13, Robbinsdale Addition No. 8, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .23 acres
LOCATION	1105 Sycamore Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
REPORT BY	Lisa Seaman

RECOMMENDATION: Staff recommends that the Vacation of the Utility Easement be approved.

GENERAL COMMENTS: The applicant has submitted this request to vacate a portion of the eight foot wide utility easement located along the west property line of the subject property. The applicant intends to construct an attached garage to the west side of the existing single family residence. On July 17, 2001 the Zoning Board of Adjustment granted a variance to allow a two foot side yard setback in lieu of the required eight foot side yard setback.

STAFF REVIEW: The applicant mailed the required notification letter to the necessary utility companies and comments have been returned to the Planning Department. The Black Hills Power Company Staff noted that the underground service line for the applicant's residence is located within the proposed utility easement vacation area. The Black Hills Power Company have indicated that the applicant will need to relocate the service line during construction of the proposed garage at the applicant's expense. None of the other affected utility companies have indicated any opposition to the proposed vacation. Staff has reviewed the request and noted that the vacation and construction of the attached garage cannot result in any changes to the existing drainage pattern.