

01PD061

February 5, 2001

Rapid City Planning Commission

Dear Members:

I first want to thank you for your time and consideration in this matter for a major amendment at 3054 Lodgepole Place, Lot 2P, Block 2 of Chapel Lane Village.

The purpose for the major remodel and addition to our home was first to make it handicap accessible for my parents who we wanted to bring into our home. This project has been under consideration by our family for almost a year. In June of 2001 my mother fell and broke her hip. She has Parkinson's and Alzheimer's disease. Since breaking her hip she has been in a nursing home here in Rapid City. My father has cancer and other health problems. We felt that by bringing them here we could, as a family, help in the care of my mother, which would take the pressure off of my father. I also am disabled since September of 1994, and as my health declines I will need the handicap access.

In order to speed up this project I split the addition and remodel from the garage. This way I was within my lot coverage and set backs. We converted the existing garage into a handicap bedroom and bath for my parents, with the hope that we could build at the end of the property a new single car garage. I have the great luck of having two front yards, since I have Morningside on my back and Lodgepole on my front. I have been working very closely with Lisa Seaman in the Planning Department. When Lisa brought up concerns on drainage and access I went to the respective departments. These were handled and approved by each department and I have a permit for my driveway approach from Morningside as of October of 2001. At this time I felt that I had covered the concerns raised by the Planning Department and would file for the Major Amendment when I felt that it was possible to proceed with the garage project due to schedules of my contractor.

I received a call from Lisa Seaman, in December telling me that she needed to meet with me. Lisa informed me that the Planning Department was going to deny the request. I requested a meeting with Marcia Elkins, Director of the Planning Department, in which Lisa, myself and Marcia discussed the request. At that time Marcia informed me that I had three front yards and one back yard so that nothing more could be built on the property. I was floored since by her interoperation even the addition that was approved by the Building and Planning Department was not in compliance.

As my health declines, I will most likely be wheelchair bound and would need the garage for access to an automobile out of the weather. As you can image if I am wheelchair bound it would be impossible for me to shovel snow or ice from the automobile.

My request from the Planning Commission is for approval of the Major Amendment. Again I thank you for your time and look forward meeting with you on February 20th.

Sincerely,



Patrick Coady

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**Rapid City
Planning Department**