



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

PLANNING DEPARTMENT

300 Sixth Street

Urban Division: 605-394-4120
Transportation Planning Division: 605-394-4120
GIS / LIS Division: 605-394-4120

fax: 605-394-6636
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NOTICE OF HEARING FOR A VARIANCE TO THE SUBDIVISION REGULATIONS

Variations to the Subdivision Regulations are considered at public hearings where questions and concerns by those affected can be heard. To ensure that those in the immediate area of the proposed change are aware of the request, this notice is sent by certified mail to all owners of property within 150 feet (measured by excluding street and alley rights-of-way). While anyone may offer a comment or raise a question at the scheduled public hearing, only those who own property within 150 feet are sent an official notice of the hearing.

If it is inconvenient for you to appear at the meeting, you may file your comments by letter. In the letter give the street address and legal description of your property, and the purpose for which it is now used, and any comments on the Variance to the Subdivision Regulations. Letters may be mailed to the Rapid City Planning Department, 300 6th Street, Rapid City, SD 57701. You may call 394-4120 if you have questions.

You are notified by this letter that the following request for a Variance to the Subdivision Regulations will be considered by the Rapid City Planning Commission on **November 21, 2002 at 7:00 a.m. in Council Chambers, 300 6th Street, Rapid City, South Dakota.** The Rapid City Planning Commission will make a recommendation to the Rapid City City Council. The Rapid City City Council will consider the request for a Variance to the Subdivision Regulations on **December 2, 2002 at 7:00 p.m. in the Council Chambers, 300 6th Street, Rapid City, South Dakota.** *The Rapid City City Council will take the final action on the Subdivision Regulations Variance Request.*

APPLICANT: Doug Sperlich for All Around Construction Inc.

PREMISES AFFECTED: Lot 110, Woodridge Subdivision, located in the NE1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

LOCATION: *where is Crestridge Dr?*
Along Woodridge Drive east of Crestridge Drive

PURPOSE OF PETITION: *NO*
Variance to the Subdivision Regulations to waive the requirement for sidewalks in front of Lots A, B and C

PRESENT ZONING OF PROPERTY: Low Density Residential District w/Planned Residential Development

FILE NUMBER: *Why wasn't this done all the way through?*
02SV043

RECEIVED

NOV 19 2002

Rapid City
Planning Department



EQUAL OPPORTUNITY EMPLOYER

1044 Woodridge Drive
Rapid City, SD 57701
November 18, 2002.

1N 07E SEC 11 Rapid City Woodridge lot 84
Legal description

Planning Department
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RECEIVED

NOV 21 2002

Rapid City
Planning Department

To the Planning Committee concerning file number: 02SV043:

My wife and I live at the above address and it is within 150 feet of the property that is being developed by All Around Construction, Inc and Doug Sperlich.

Our property is our home and we have lived in it for over 15 years.

We are against granting a variance to the the builders because we believe that a sidewalk should be constructed in front of these three condominiums that are being constructed along this rather narrow street known as Woodridge Drive.

The reason is that this construction is on a rather steep hill and is also between two rather sharp curves and one of the curves is such that one can not see ahead until the automobile is almost around the turn.

Also, many people who live in this area walk and jog each day most of the year on this road and if the sidewalk was constructed this would be a better place to do these activities. At the present time many of the persons walk on the side of the road rather than in the roadway to avoid the hazzard of the vehicles coming up or down the road. When the condos are completed this would be inconvenient, and possibly illegal, because the individuals would be trespassing on private lawn areas.

Because of these reasons we believe sidewalks should be constructed on this property.

Thank you.

Sincerely,

Victor and Charlotte Weidensee