

STAFF REPORT

April 10, 2003

---

**No. 03SV012 - Variance to the Subdivision Regulations to allow lots twice as long as they are wide as regulated by Chapter 16.12 of the Municipal Code**

---

**ITEM 28**

GENERAL INFORMATION:

PETITIONER	Kent Snow
REQUEST	<b>No. 03SV012 - Variance to the Subdivision Regulations to allow lots twice as long as they are wide as regulated by Chapter 16.12 of the Municipal Code</b>
EXISTING LEGAL DESCRIPTION	Lots 37, 38 and 39, Enchanted Hills No. 4, located in the S1/2 NW1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 37R, 38R and 39R, Enchanted Hills No. 4 Subdivision, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.2814 acres
LOCATION	639 Enchantment Road
EXISTING ZONING	Low Density Residential District w/ a Planned Residential Development
SURROUNDING ZONING	
North:	Low Density Residential District w/ PRD
South:	Low Density Residential District w/ PRD
East:	Low Density Residential District w/ PRD
West:	Low Density Residential District w/ PRD
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	03/21/2003
REPORT BY	Tom Kurtenbach

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide be approved.

GENERAL COMMENTS: The applicant has submitted a Subdivision Regulations Variance request to allow the length of proposed Lot 37R and Lot 38R to exceed twice the width. The

## STAFF REPORT

April 10, 2003

---

**No. 03SV012 - Variance to the Subdivision Regulations to allow lots  
twice as long as they are wide as regulated by Chapter 16.12 of the  
Municipal Code** **ITEM 28**

---

applicant has previously submitted a Preliminary and Final Plat (Item #03PL023) to reconfigure existing Lots 37, 38 and 39. The residence on Lot 37 currently encroaches into the side yard setback along the common lot line with Lot 38. The proposed re-platting will eliminate the structural encroachment into the side yard setback for Lot 37. The Preliminary and Final Plat application was approved at the March 27, 2003 Planning Commission meeting with the stipulation that the applicant obtain a Variance to the Subdivision Regulations to allow a lot length greater than twice the lot width, or revise the plat to comply with the length to width requirement. Proposed Lots 37R and 38R will be 1.3387 acres and 1.4475 acres in size, respectively. Currently, a residence exists on proposed Lot 37R, and proposed Lot 38R is void of any structural development.

Lot Configuration and Density: The reconfiguration of the common lot lines of proposed Lot 38R with proposed Lots 37R and 39R will not create any new lots, and will not create an increase in the density of the development.

Topography: The proposed plat identifies a major drainage easement located near the south end of proposed Lots 37R and 38R, excluding this area from structural development on these proposed lots.

Legal Notification Requirement: As of this writing, the receipts from the certified mailings have been returned. Staff has not received any calls or inquires regarding this proposal.

Based on the aforementioned information, Staff recommends approval of the Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide.