



November 15, 2005

Mayor and Rapid City Common Council
Rapid City, SD 57701

Rapid City Growth Management Department Notice of Violation RCMC 15.48.180 A. 3.a.

Request to appeal of Notice.

The Notice (attached) cites violations of the setback required by code of fifteen feet side to side for homes in mobile home parks.

Please be advised that appellant has voluntarily corrected unit 47 to 65 to comply with code and establish the setback.

Appellant operates three older mobile home parks in Rapid City, all built prior to 1968. The setbacks for units 10 and 12, and 23 and 25, are in a park established and continually licensed since prior to 1962. As a result of the age of the park, individual park pads vary in width. The homes on unit 10 (a 14' wide) and unit 8 (a 12' wide) fill the available clearance for spacing between mobile homes. As a result of wider homes, residents have a higher quality of living versus the 10' wide homes common in the 1950s when the park was built.

The clearance shortfall between units 8 and 10 is five (5") inches. Homes at units 8 and 10 have already been connected for plumbing and electric power per City inspection, and disconnect would cause a severe financial burden. We respectfully petition for a waiver of the fifteen foot setback to fourteen foot seven inches.

The clearance shortfall between units 23 and 25 is twenty two inches at the front of the units, and clearance in excess of fifteen feet is nine inches (15' 9") at the rear of the mobile home. In addition, the clearance on the opposite sides of units 23 and 25 far exceed fifteen feet. The clearance shortfalls were discovered after the homes were properly skirted, plumbed and connected with electric power per City inspection. A requirement to disconnect will cause a severe financial burden. We respectfully request a waiver of the fifteen foot setback at the front of the mobile homes at units 23 and 25.

Respectfully Submitted,

John Brewer, President
Barker & Little, Inc