

Rapid City Planning Commission and Staff:

12/2/08

The intent of this letter is to address the request of Mandalay Homes LLC, the builder, to change the front yard setback from 18.0 feet to 17.3 feet at the residence 6446 Coghill, lot 13 block 2 Red Rock Meadows subdivision. The Planned Residential Development (PRD) dated September 20, 2007 item #4 requires a front yard setback of 18'-0" at residence 6446 Cog Hill Lane, Red Rock Meadows Subdivision, lot 13 block 2.

As shown by the engineered survey done by Fisk Land Surveying, the north side of the garage protrudes .7 foot into the 18.0 front setback. The south side of the garage is actually at 18.1 feet which meets and exceeds the minimum setback distance.

The house has been constructed and is currently lived in with a certificate of occupancy being obtained. The front setback violation was not discovered until the house was built and a final survey was done by Angle Surveys on the property prior to closing.

According to the survey, the garage portion of the home is .7 foot into the front yard setback. Apparently an error was made by the foundation company when they laid out the building.

The house is newly constructed using modern building codes and techniques. The house is approximately 20' tall to the ridge of the home and consists of 2x4x8' interior wall framing covered with sheetrock. The exterior walls are sheeted with 7/16" OSB and covered by house wrap and Acadia colored canaxel hardboard siding along with decorative stone.

Please consider our request to amend the PRD to allow for a front yard setback of 17.3 feet on lot 13 block 2 of the Red Rocks Subdivision.

Thank you,

Jay Schmierer
Mandalay Homes LLC Field Manager