

August 11, 2009.

To: The Growth Management Department,
Rapid City, South Dakota.

Re: The construction of a fence in Violation of Ord. 15.40.20.
At 624 Adam Street, Rapid City,

Legal Description: W 62' of S10' of lot 14 & W 62' of Lot 15 -16.

Dear Sirs,

Our repeated pleas that the construction of a fence beyond 4 feet in the front yard of the structure and on the side of 624 Adams, is in violation of City Ordinance 15.40 20, is basically laughed at. It looks like the city ordinances are meant for some people, but for persons with "PROPER" connections they are of no impact..

If you want to find out, the house-624 Adams- was moved in without the permits, was in violation of all codes and ordinances-but was allowed because as it seems that if you have the right connections and influence, the persons responsible were just part of the violations. This was brought to the attention of the city many years ago, but as we have seen with little or no effect. That is why, though there is a whole list of violations, the city is ready to give them further permits.

Has there been even a single "VARIANCE" asked for or granted. Has it ever been considered that the neighbors are Rapid City citizens and tax payers!

I do hope the proper approach and action will be in place.

Sincerely Yours,

Claude Saldanha
Claude Saldanha.

803 Dilger Avenue,
Rapid City, SD 57701.

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GROWTH MANAGEMENT
DEPARTMENT

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Management Department

Copy to The Honorable Mayor Mr. Alan Hanks, and the City Council.

COMMENTS ON THE FENCE HEIGHT EXCEPTION AT 624 ADAMS.


File No. 09FV011.

Dear Sirs,

In the accompanying sheets there is enough information to deny this request for a VARIANCE for the Fence Height.

We at 803 Dilger-which is a legal duplex, have already been squeezed in. While the structure at 624 Adams is illegal, any further exceptions would only increase the inconvenience as regards this property-especially since once given it remains as part of the premises, even after the present occupants have moved.

WE STRONGLY REQUEST A DENIAL OF THIS VARIANCE.


Claude Saldanha,
803 Dilger Ave..

Legal Description: East 78' of S. 10' of Lot 14; and E 78' of lots 15 & 16;
Block 10: North Rapid: Rapid City: South Dakota.

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August 25, 2009.

Page 1 of 4

Dear sirs,

How do you solve a problem when everything, seems to be in violation of City Ordinances, complete disregard for others, especially neighbors,. Can you bring this house in compliance, even somewhat compliance, with the City Ordinances??

I have given a very brief summary of the corruption, illegal influence that seems to have dominated the whole situation. Of my off hand information. The late Mr. Carl Schick , The neighbor at the back in 1954, at 805 Dilger, was so frustrated, disgusted at the corruption in the city offices, and unable to get any relief, finally sold his house about 1956-to end the misery- and built his house across the street. (Mr Carl Schick is the Father of the Late Mr. Jack Schick-city councilor)

Now how do you bring this monstrosity in somewhat compliance with city ordinances. The Rear Yard-is almost on the lot line of Mr. Carl Schick-just a few INCHES away. The alley side is not only on the alley, **the public right of way**, but may even be over the alley line. The front yard has any yard to speak of, and on our side it is only a squeeze.

(the attached map gives the dimensions). It is impossible to bring it into even a semblance of compliance. For insignificant reasons the city demolishes structures. And homes. So either move this illegal structure or demolish it.

This structure was meant as a very temporary structure, when it was moved in, in about 1954-as a residence for teachers of St. John's School which closed, in about 1973. and the land was to revert to the original owner and dimensions. There was a kind of tolerance since it was, though illegal, a structure of some religious, charitable influence. But even that has ceased the last two years.

From outside sources I have come to understand much remodeling has been done. How do they get the permits. Who inspects the permits.

Coming to the hearing—as they were tearing down the existing fence I met the workers and indicated to them where the lot line-though illegal-was. And repeatedly told all of them including the owner, that the wooden fence could not be more than four feet till the

Page 2 of 4.

set back. And could be up to six feet beyond that.. I even showed the official legal ordinance on city paper with the seal of the city .but was completely ignored and discarded.

I think I have given enough FACTS, which the city itself has.

Sincerely Yours,



Claude Saldanha
803 Dilger Ave.
Rapid City.

Attached: Rough sketch of property concerned -624 ADAMS.

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Management Department

August 25, 2009.

City Ordinances in force in 1955.

- 14.0110-- Front Yards Not less than 25 ' from the street line.
- 14.0111 Side Yards Not less than 5'. More for storied buildings.
- 14.0112 Rear Yards Not less than 25' for interior lots. Not less than 20' for corner lots. If more than 100', 1/2 of additional depth added on.

- 14.0113 Area Not less than 5000 Sq. feet.

- 14.115 Plats and building space.

Also consult Uniform Building Code for permit, etc.

The next change in the City Ordinances was in 1962.

City Inspection & Permits ----- NIL
 City Engineering ----- No Card.

Only on the general Map are the markings for water and sewer lines available----dated about 1949.

NO PERMISSION TO MOVE THE HOUSE TO SAID LOCATION OR TO CONNECT TWO HOUSES ON ONE SWER LINE.

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August 25,2009

The Division of the lots Violated 14.0112 (Rear Yards); 14.0113 (Area); 14.0115- (Plats and building space.

This division was made for *,--property to revert when specified use ceased.

Later a house was moved from West Blvd. Area?? --about 1954? in violation of City Codes.

NOTE: This is just a portion of the investigation presented to different concerned persons in 1982.

There is a hint that Mr. Rapp who moved the house from Downtown Rapid City, had got permission to do so. But the whole thing is a farce, because the wrong persons who had no legal standing asked for the permit,etc. Really, the whole thing is a mess. I really wonder how the city/county is run. The blatant mix up of the dates of construction, Dating permits, etc. even before the house was moved and pointing out that the older established house, etc. was constructed, etc.- years later---Was it a deliberate effort to confuse and avoid detection or is it just miserable incompetence,--With my little knowledge I am not able to tell. Nor do I want to point the finger at anyone. Let any rational person look at the **facts** as the city has them.

The house-624 Adams was moved in 1954-55. ,yet the county equilization has it being built in 1919. The house, 803 Dilger,I think, was built in 1929. So we have the house built in 1929, and also then,the house --624 Adams, moved in about 1955.

The water line, ,the sewer line --the permit dates etc. are a mix up--far from reality. Is there a permit to hook up two houses on the same existing sewer line. Sewer back ups at 803 Dilger were a common occurrence. But to whom do simple citizens and tax payers complain???

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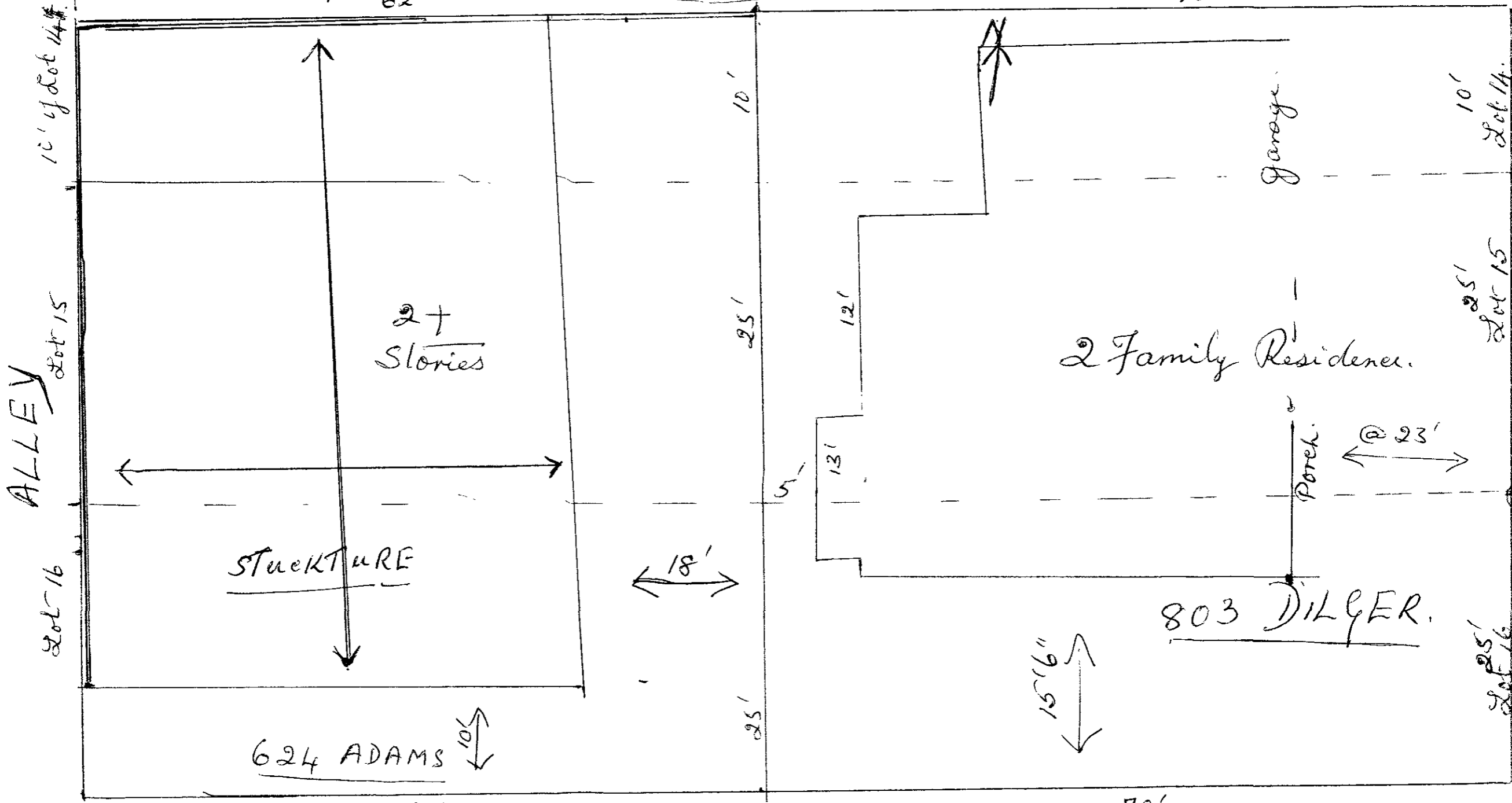
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805 DILGER 62'

Not to Scale

78'



From sketch of 1982.

62'

ADAMS ST.

78'

Aug 25, 2009