

May 4, 2010

City Council
City of Rapid City
300 Sixth St
Rapid City, SD 57701

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MAYOR'S OFFICE

RE: sidewalk ordinance variance

Property legal description: Lot 2, Block 2 Dunham Estates Rapid City SD

We are requesting the city council grant a variance from the 12.16.080 section of the sidewalk ordinance regarding installation of sidewalk along the edge of our property bordering Meadowbrook Dr.

Our property in Dunham Estates has 119 feet of sidewalk on the east boarder along Dunham Dr. Our property also boards 40 feet of Meadowbrook Dr. on the northwest corner of our lot. The Parkridge area along Meadowbrook Dr was developed in the late 1970 and 1980s with sidewalk only on the west side of the street. From the corner of Meadowbrook Dr. and Nicholas Dr going south 0.8 miles past our property and around the loop of Parkridge Dr, there is no sidewalk on the left side of the street. Our lot is the final available lot to be developed along this section. Of the 40 feet of our property frontage on Meadowbrook Dr., 29 feet is the end of our driveway. The city is requiring us to conform with ordinance 12.16.080 by pouring 4 feet of sidewalk to the south of our driveway and 7 feet of sidewalk to the north of our driveway. The south 4 feet will lead to our neighbor's tree just on their side of the property line. The 7 feet of sidewalk to the north of our driveway will lead to our neighbor's grass and a steep slope into a drainage easement. We have asked our neighbors regarding extending the sidewalk across their properties and they do not want to join us in putting in sidewalk.

These two sections of sidewalk would serve no purpose and would not lead to any other sidewalk on either edge of our property. With our property bordering both the newer Dunham Estates development to the east and the older Parkridge development to the west, we have designed our house and landscaping to blend with both neighborhoods. Putting sidewalk along Meadowbrook Dr will make our property stand out as the only one with sidewalk on this side of the street.

If at some point in the future the city requires all property owners on our side of the street to put in sidewalk, we will be happy to put in our 11 feet to complete the 0.8 mile of new sidewalk.

For these reasons, we respectfully request a variance from ordinance 12.16.080.

Sincerely,
Brad & Gina Moriarty
Brad and Gina Moriarty
3404 Meadowbrook Dr.
Rapid City, SD 57702

605-721-8662

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Rapid City Growth
Management Department

Pictures on following page.