

723 South Berry Pine Road
Rapid City, SD 57702

May 20, 2014

To: Public Works Committee

From: Tom and Sharon Zeller
4523 Bellewood Drive
Rapid City, SD 57702
Phone: 605-348-4857
Email: tandszeller@rushmore.com

RE: Request to waive requirements to install sidewalk for a single family residential building permit per City Ordinance 12.08.060 on, Lot 1, Section 5, 1N, R 7E, BHM, in the City of Rapid City, Pennington County, SD, more commonly known as 723 South Berry Pine Road, Rapid City, SD.

We, Thomas J. and Sharon R. Zeller, request the requirement to install sidewalk at 723 South Berry Pine Road as shown on Exhibit 1, per Rapid City Ordinance 12.08.060, be waived.

1. There is sidewalk on the east side of Berry Pine Road from West Chicago Street on the north, to Ridgewood Street on the south end as shown in Exhibit 2. Pedestrian traffic uses the sidewalk on the east side of Berry Pine Road to avoid crossing Berry Pine Road. The sidewalk on the east side of Berry Pine is less than fifty feet from the property line on the west side of Berry Pine Road.
2. Berry Pine Road is less than 20 feet wide presenting potential motor vehicle/pedestrian risks in the unlikely event a pedestrian would elect to use a 150 foot length of sidewalk but then have to re-enter the line of traffic. There is greater safety for pedestrians to remain on the east side of Berry Pine Road on existing sidewalk.
3. No companion improvements exist for the proposed sidewalk to complement. As shown on the attached Exhibit 3, there is no sidewalk on the west side of Berry Pine Road from the north end of Berry Pine Road beginning at Nemo Road to the south end of Berry Pine Road terminating at the National Guard land (over one mile in length and over 30 homeowners on the west side of Berry Pine Road).
4. There is no need for a sidewalk on 723 Berry Pine Road as it is on a dead end street and there is no pedestrian traffic on that section of Berry Pine Road.
5. There are no adjacent streets that require sidewalk installation. All required sidewalks have been installed in this residential development over 30 years ago.

This variance request is submitted as allowed for by Section 12.08.060.C of the Rapid City Municipal Code. We appreciate your consideration of this request.

Respectfully submitted,

Thomas J. Zeller

Sharon R. Zeller

EXHIBIT 1



723 Berry Pine Road Frontage

EXHIBIT 2



Sidewalk on the East Side of South Berry Pine Road at the Intersection of South Berry Pine Road and Ridgewood Street Across the Street from 723 South Berry Pine Road

EXHIBIT 3

633 BERRY PINE ROAD TO NEMO ROAD





