

Kennedy Design Group Inc.
4955 Enchanted Pines Drive
Rapid City, South Dakota 57701

Mr. Jerry Wright
Rapid City Common Council
300 Sixth Street,
Rapid City, South Dakota 57701

Date: April 2, 2015

RE: Sidewalk Variance Request
for 2509 Dyess Avenue
Rapid City, South Dakota 57701

Dear Mr. Wright,

I am requesting a variance from the Common Council regarding the requirements to install a property line sidewalk at 2509 Dyess Avenue.

I am the building designer for the fire damaged renovation project for Chad Myers of T-M Holdings LLC. My phone number is 431.5358 and my email address is kentk.kdgi@rap.midco.net.

This request is regarding a fire damaged warehouse building renovation in a light industrial zoned area and the Building Permit No. 15-0229 issued this year which requires the installation of a property line sidewalk.

The adjacent street to the property where the property line sidewalk is being required is Dyess Avenue in Northstar Subdivision.

Our justifications for not wanting to construct the sidewalk are there are no other properties in all of the subdivision that have a property line sidewalk in their adjacent street Right of Ways and Dyess Avenue is scheduled by the Public Works Department to be re-constructed in the near future potentially damaging or possibly replacing the sidewalk.

The nearest distance to a property line sidewalk is approximately 2,550 feet away. That sidewalk is at the intersection of East Mall Drive and Dyess Avenue. There are no sidewalks the full length of Dyess Avenue which is 7000+ feet long.

This sidewalk variance request is submitted as allowed for by Section 12.08.060.C of the Rapid City Municipal Code.

Sincerely,


Kent Kennedy
Kennedy Design Group Inc.

Attachments Included:
Site Plan