

Dear City Council,

I would like to appeal the decision made regarding allowing the side yard setback from 8ft to 5ft on location 3744 Padre Dr. Since this home was built I have had water entering my home through our crawl space vents and under our foundation. We had a home inspector inform us that water is being trapped between our two homes and has nowhere to escape except into our crawl space. The purpose of these setbacks is to prevent these types of issues from occurring. To allow this setback to occur is purposely allowing my home to be intentionally damaged. What is the purpose of having these rules if you allow them to be broken? We informed the builder at the time of construction that the property was being built too close to our home. Due to his negligence we now have to bear the burden of this mistake. We are not the party responsible for making this error and should not be left to endure the repercussions.

The area between the two sideyards are completely saturated that when walking through the area you are sinking an inch to two inches into the ground. Our crawl space is also so saturated that you sink into the ground there as well. I don't want to think about how much of our homes foundation is sinking. All gutters between the two properties are draining directly into this small area. The builder has also installed a sump pump in the adjacent properties crawl space which also pumps directly into this space as well. I have provided photos showing the substantial difference in distance between the adjacent properties on each side. This shows the significant distance is clearly noticeable. Due to the proximity of the adjacent property I will also incur a loss in value of my home. Our two properties are now the closest in the entire neighborhood. I have had to spend hundreds of dollars to install a privacy fence to block the neighboring properties windows due to the proximity of the home.

The adjacent property owners are watering their yard up to three times a day. We have visited their home five times now and have changed the sprinkler system only to have it changed back a day or two later. This overwatering has caused excessive amounts of water to spray and drain onto our property. If the two

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homes had ample amount of distance between them we wouldn't be dealing with this particular issue either.

I have also provided photos of another adjacent property where it is noticeable that the ground is completely dry with no dampness visible at all. This proves that this issue is not from rain water or underground water. This proves that there is not enough room between the two properties for proper drainage.

This area and our crawl space have been saturated for almost a year now and not once has it dried out. This amount of excess moisture to our home is going to cause mold issues for our family and structural damage to our home. My four year old son's bedroom is located directly above this damp area of the yard and foundation. He will be the first person to be affected from the side effects of mold issues. He also has to listen to the neighboring properties air conditioner running directly outside of his window. Mold causes many harmful side effects especially to children. He should not have to suffer from the long term consequences of this mistake.

My family is not the party responsible for this mistake and should not have to suffer health wise and financially.

Thank you for your consideration,

Shari, Chad and Landen Dietterle



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# Hayman & Associates

The **GOLD** Standard in Home Inspections

September 25, 2015

Chad & Shari Dietterle  
3754 Padre Drive  
Rapid City, SD 57703

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## Inspection of Foundation

The home owner asked myself to inspection and give recommendations to eliminate or minimize water entry into their crawlspace. Upon observations of the crawlspace and exterior, my recommendations are as follows:

- 1) The surface drainage between the homes needs improvement. Drainage between the homes does not have an outlet for moisture to go. High points in the front yard and at the back of the home prevent moisture to drain out from between the homes. A valley has been created which hold moisture between the homes. This has allowed the ground to become saturated. The ground, after weeks without significant moisture, is still saturated. This valley between the homes needs an outlet for the moisture to drain out and away from between the homes.
- 2) The downspouts for both homes drain into this valley. I recommend directing the downspouts (for this home) towards the front and back yards to minimize moisture draining from the roof into the valley. The small kick out roof on the side of the home can remain, due to limited amount of run off from its small square footage.
- 3) The installation of a drain tile, sump pit with a sump pump that discharges to the exterior (following the existing sump pump drain) be installed along the south wall of the foundations footing in the crawlspace. The saturated soil allows moisture to flow through it easily and to areas of least resistance, open crawlspace. Standing water was observed in the crawlspace at the time of this inspection.
- 4) Pulling back the vapor barrier to allow the ground to dry. Increase air movement in the crawlspace with fans will help evaporate moisture from the soil. Dehumidifiers will also help pull moisture from the air. Allowing the soil to dry will help reduce overall moisture content in the air. Continued elevated moisture content in a crawlspace can contribute to mold, structural concerns. No signs of either were observed at the time of this inspection.

If you have any questions, please call me at (605) 381-3002.

Sincerely,



Daniel Blecha



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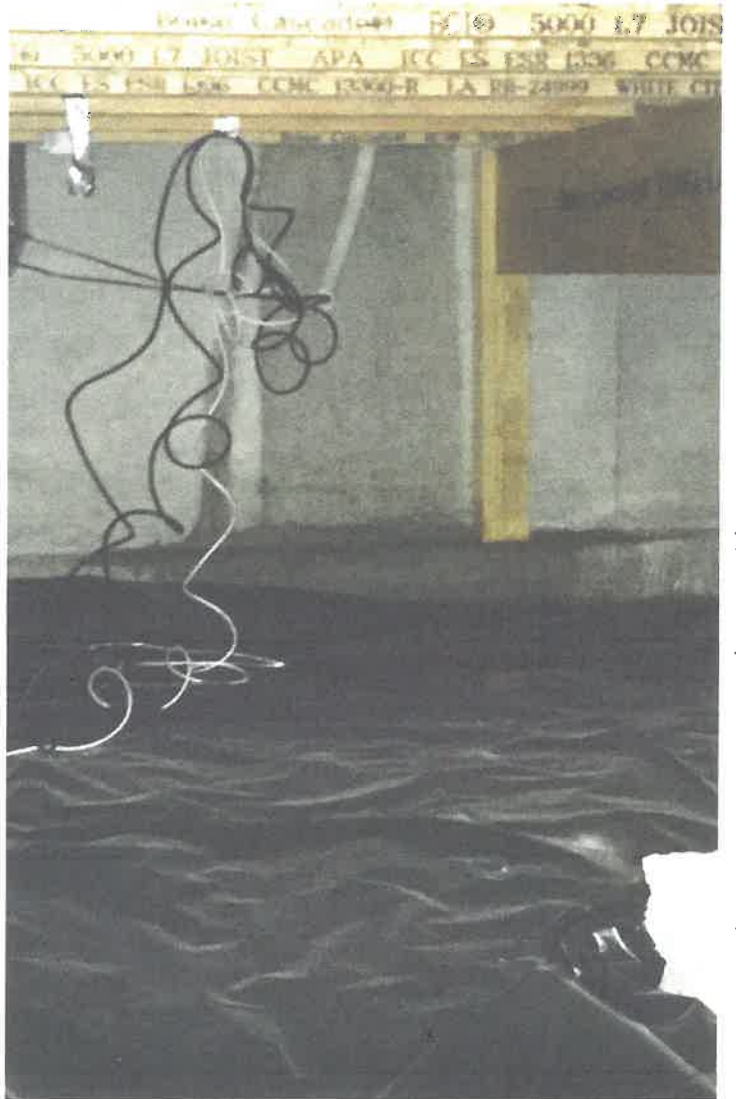
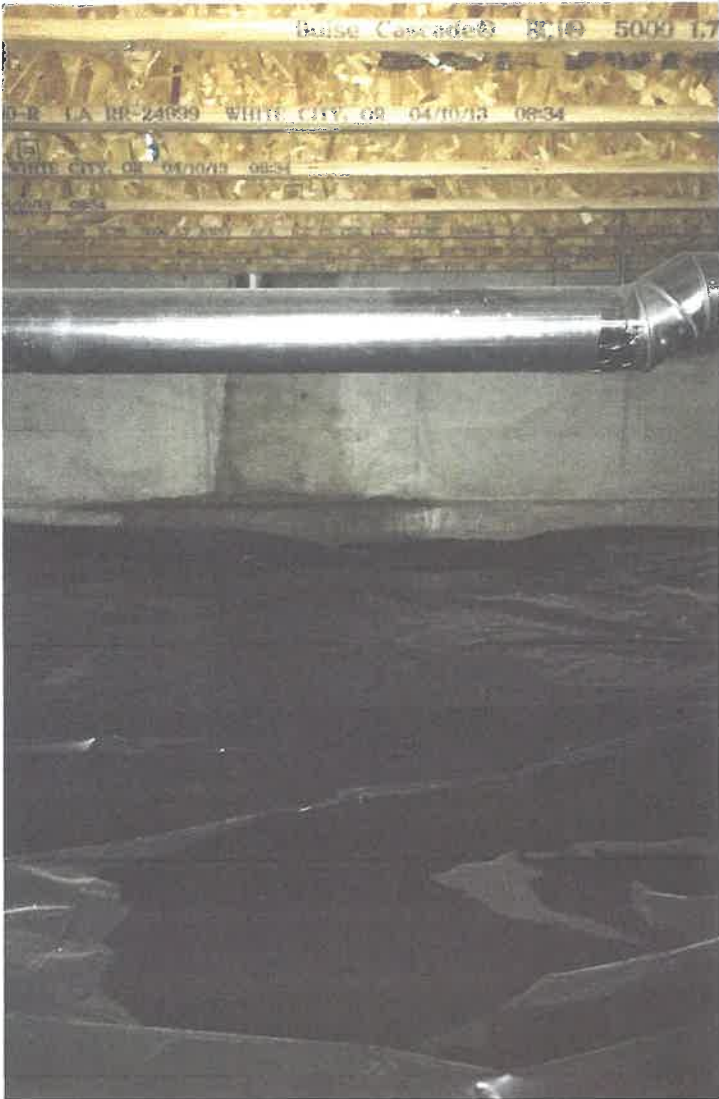
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All 4 Photo's Taken June 2nd



We had 2-3 inches of water in the crawl space at this time

taken  
July 16<sup>th</sup>



these two taken  
Aug 5<sup>th</sup> ↓





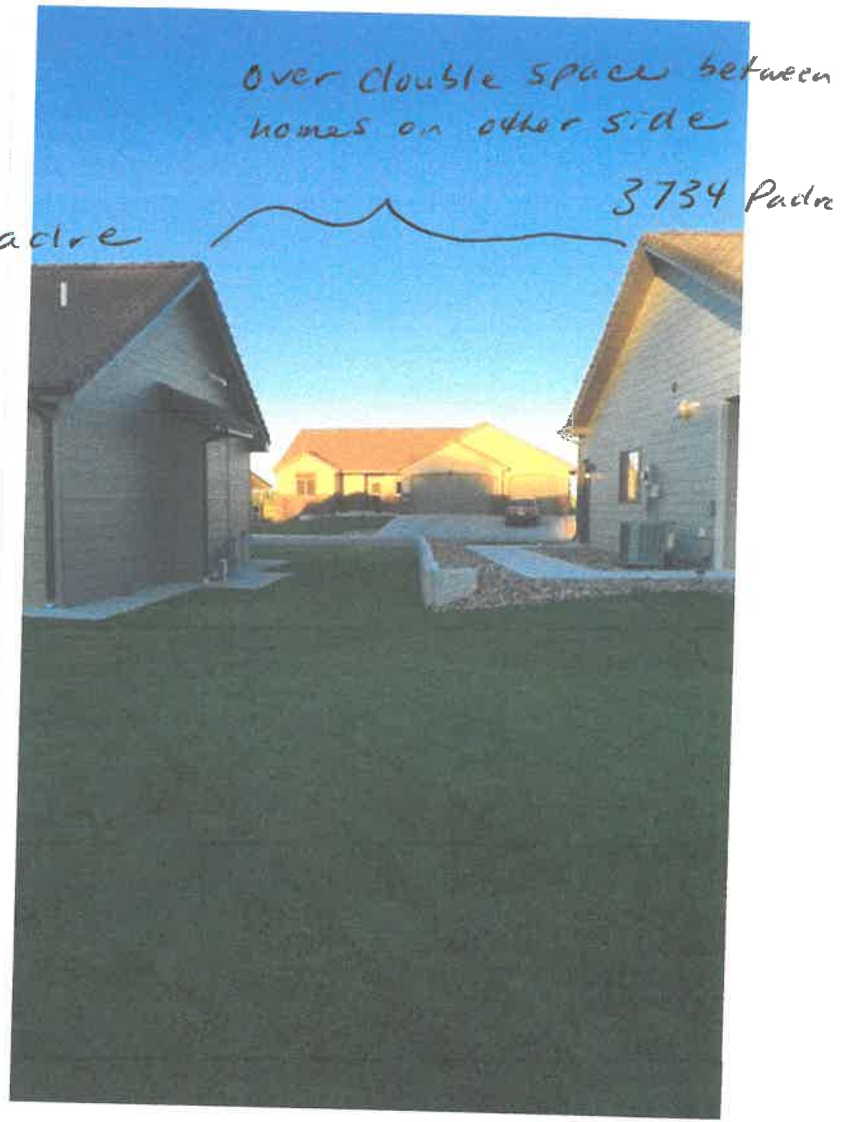
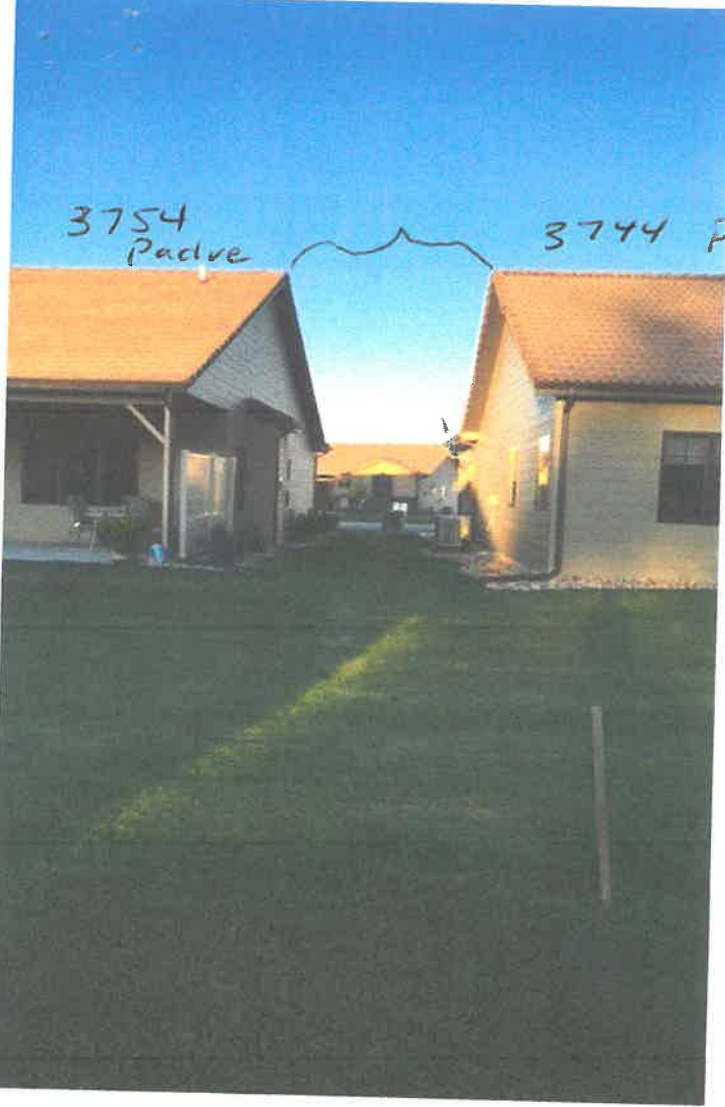
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Standing water

Taken July 20<sup>th</sup> 2015

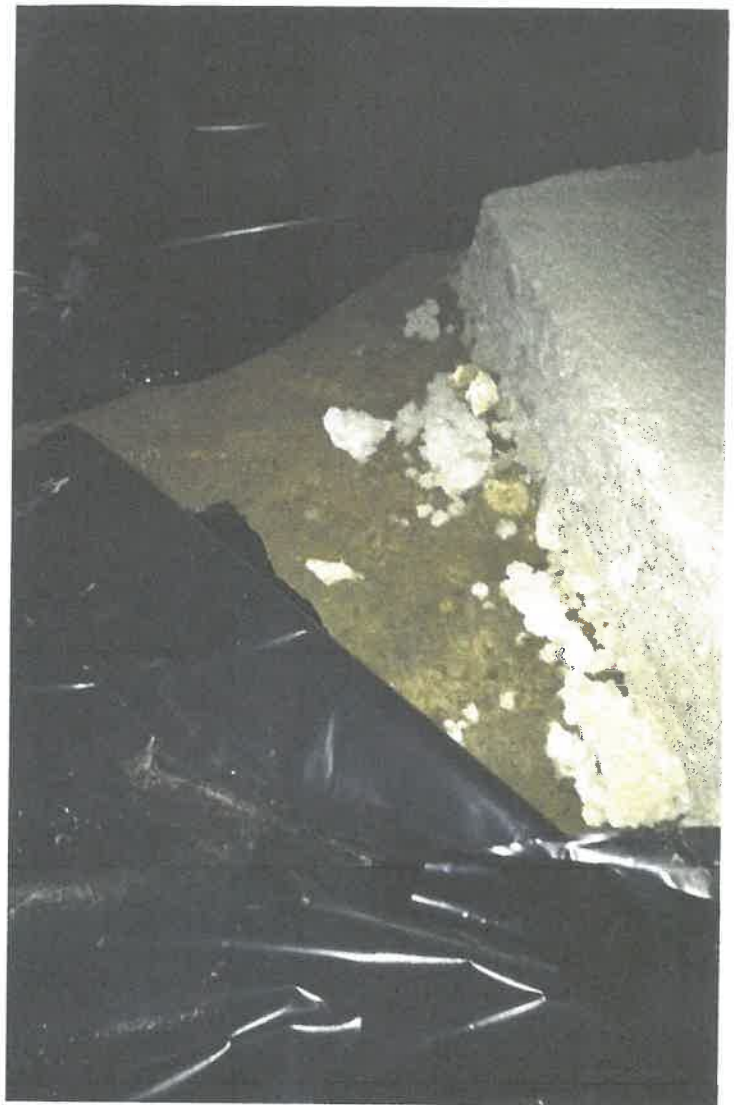


Photos taken 9-17-15



↙ this property is being built juste kidney corner from us to the north-west  
↘ Ground was completely dry - so dry there was dust flying every where





These photo's  
were taken  
Sept 22  
9:46 pm

Previous rain  
was over a  
month ago yet  
still wet in  
crawl space



water  
still sitting  
on membrane