

Community Planning and Development
300 6th Street
Rapid City, SD 57701

Re: Conditional Use Permit, 15UR018, 3410 Hall st

Planning Commission,

I am writing this letter to appeal the decision from the September 24th meeting which was approved to allow a Bed and Breakfast at 3414 Hall St.

I do not believe that the concerns regarding parking and security that were brought forward to this committee on September 24th were met.

I would like to request that further consideration be put into the decision.

This is a quite, family, well established neighborhood. We do not need strangers / different people coming and going on a nightly basis. The applicant stated there are several bed and breakfasts in the boundaries of Rapid City. How many of these have applied for and been granted a conditional use permit? Are any of the ones that have been approved been in an established neighborhood with houses within eight feet of each other? When looking at the Airbnb.com website for bed and breakfasts in the Rapid City area, all are in remote areas or large lots. None are located in neighborhoods such as the one on Hall St. In reviewing minutes of the Planning Commission meetings, I could not locate where this committee has approved a conditional use for a bed and breakfast in the city limits.

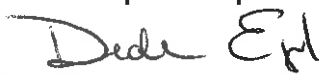
This is not a "typical" business, as the applicant has stated. The parking continues to be a big concern. To provide four off street parking spaces is not practical in this type of neighborhood within Rapid City.

This use to be a very safe and quite neighborhood but not since the Bed and Breakfast started in May.

Please review all the letters of concern that have been submitted, as well as the petition that was provided at the September 24th meeting with 33 signatures from the Hall Street area asking for this application to be denied.

This is not a reasonable request for a quiet, family neighborhood.

Please help us keep our neighborhood safe.


Dede Engel
3410 Hall St.

RECEIVED

SEP 30 2015

**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**