

Rapid City Planning Department  
300 6<sup>th</sup> Street  
Rapid City, SD 57701

RECEIVED  
NOV - 3 2003  
Rapid City  
Planning Department

November 2, 2003

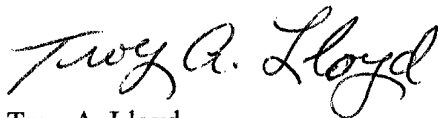
To the Planning Commission:

My name is Troy A. Lloyd. I live at 1936 Elmhurst Drive. I am responding to a letter I received regarding a petition for planned development by applicant Chris Connelly. The location is 1920 and 1930 Monte Vista Drive. The purpose of that petition is for a major amendment to a planned residential development to allow a seven foot side yard setback.

I am opposed to the approval of this amendment or petition. It appears Mr. Connelly did not make these plans known from the beginning of the development. The large apartment complex already overwhelms those who live near or around it. I believe that Mr. Connelly should live within the law which I believe is a 12 foot setback. A seven foot side yard setback infringes even more on the privacy of the neighbors living beside the complex. I do not like it and I know that if I lived right next to it I would like it even less.

The laws are there for a reason. Mr. Connelly should have no more rights than the neighbors next to him. Make him follow the current law and do not give him a variance or exception. It is not needed.

Sincerely,



Troy A. Lloyd

November 4, 2003

Rapid City Planning Department  
300 6th Street  
Rapid City, SD 57701

To: Rapid City Planning Dept.

Re: Amendment to Planned Residential setback by Chris Connelly -  
11-6-03.

I am writing to oppose the seven foot side yard setback proposed  
at 1920 & 1930 Monte Vista Drive.

I view this request as just one more encroachment into the lives of  
people in our neighborhood. The primary view from the proposed  
decks is directly into the private back yards of the adjoining  
homes.

Rapid City stands to lose one of its most quaint and charming  
residential areas as more large apartment buildings are built.  
The narrow streets are not adequate. The map enclosed in your  
letter indicates that 38th Street and Twin Elms Drive are thru  
streets. They are not. 38th Street has a chain link fence across  
near the intersection with Schamber Street. Elmhurst Drive,  
the narrowest in the area, carries the bulk of the cut-thru  
from Canyon Lake Drive to Jackson Boulevard.

Please consider our 1930's era streets when you are granting  
applications that will result in increased traffic.



From: Lawrence Perry - 1924 Elmhurst Dr. in 07E Sec. 09 Rapid  
Ralls Addn Lot A

Private Residence

Rapid City Planning Department  
300 6<sup>th</sup> Street  
Rapid City, SD 57701

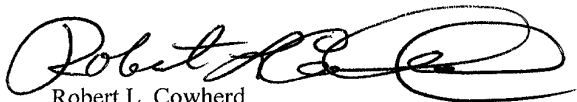
November 3, 2003

To the Planning Commission:

On October 30<sup>th</sup>, 2003 I received by "certified mail" a NOTICE OF HEARING FOR A PLANNED DEVELOPMENT APPLICATION letter for a Mr. Chris Connelly. I understand he is the person who owns, and is having built, the apartment buildings at 1920 & 1930 Monte Vista Drive. I also understand that he now wants to amend/change his building plans to allow a seven foot side yard, that was not on his original plans to the City, for decks on the sides of these buildings. My question here is, why did he go ahead and start partial construction of these side decks, and install doors for same (picture attached), when the City did not give him permission in the original permit to do this and why did he not show them on the original plans? Was the gentleman trying to hide something from the City and the people who are neighbors to this project? There are rules and regulations that govern items like this. Being to close to the property line; decks almost hanging into neighbors yards, and being able see into peoples back yards and peer into their homes from these unwanted decks is some of these reasons.

My wife and I own our home at 3915 Canyon Lake Drive and we live there full time. Our legal property is located at SCHAMBER SEC 9 NE ¼ NW ¼ BLOCK 2 LOT A OF LOT 3 NE1/4NM1/4. We have lived here since 1986. I cannot attend your hearing on November 6<sup>th</sup>, but wanted you to know that having this project in our back yard is very much to our dislike. When this project was started all the big, beautiful trees were cut down and the roots dug up (this was in the April-May timeframe). These big ugly roots and dirt piles were pushed to the edge of the property being worked on and have laid there now for months. Do you know what it is like to sit on our deck, or to walk out in our back yard, or have company come over to visit and have this ugly looking trash staring you in the face for the entire Spring, Summer and Fall. Now, Winter is upon us and the piles are still there (picture attached). Mr. Connelly does not care what this looks like because he lives in a different part of town and he does not have to look at it from his home or have his house guests see how bad this makes our neighborhood look.

I would refuse to allow an amendment to this building project because it appears to me the owner was trying to pull the wool over the current adjoining property owners and the City's eyes. Isn't there a law against something like this? Thank you for your time and for listening to a concerned citizen.



Robert L. Cowherd  
3915 Canyon Lake Drive  
Rapid City, SD 57702

Rapid City Planning Department  
300 6th Street  
Rapid City, SD 57702

November 4, 2003

To the Planning Commission:

I am responding to the attached letter which we received in regard to the Major Amendment to a Planned Residential Development to allow a seven foot side yard set back.

My property directly adjoins this development. If these decks are allowed they will be within 7 feet of my garage and will over my back yard allowing no privacy. I feel that this development has devalued my property by at least 20%-25%.

I very strongly oppose the approval of this amendment or petition. These plans were not made known in the beginning and I do not think this should be allowed.

This is my home and I am overwhelmed by the size of these structures.

Your consideration is very much appreciated.



Anna Basler  
1919 Elmhurst Drive  
Rapid City, SD 57702

Legal Description 1M 07E 09 Rapid City Schamber Sec9 NE $\frac{1}{4}$ NW $\frac{1}{4}$   
Blk 2 Lot B of Lot 1, S Lot D of Lot 1, & N22' of Lot D of Lot 1  
All of Lot 3 in NE $\frac{1}{4}$ /NW $\frac{1}{4}$

Rapid City Planning Department  
300 6th Street  
Rapid City, SD 57701

Nov. 4, 2003

To the Planning Commission

I am writing in response to the attached letter which we received regarding the Major Amendment to a Planned Residential Development to allow a seven foot side yard set back.

Our property directly adjoins this development. We very strongly object to the approval of this amendment. If this is approved the decks which Mr. Connelly wants to build will be within five feet of our lot line, and will look directly down onto our backyard.

Mr. Connelly did not make these plans known at the beginning of this development and we do not feel this should be done. The laws were made for a reason and we do not feel this should be changed.

This is our residence, our home and we feel this would be a violation of our rights. We have already put up with tremendous amounts of dirt and noise during this project. Our home was newly painted in May and this has been ruined by the red dirt which blew all summer long.

Thank you for your consideration.

*Ashley E. Kelley*  
*Maren A. Kelley*

Kelley, Ashley E. & Maren A.  
1925 Elmhurst Drive  
Rapid City, SD 57702

Legal Discription: Schamber Section 9 NE $\frac{1}{4}$  NW $\frac{1}{4}$  Block 2  
S28' of Lot D & All of Lot E of Lot 1 of Lot 31  
N NE $\frac{1}{4}$ NW $\frac{1}{4}$

Rapid City Planning Department  
300 6<sup>th</sup> Street  
Rapid City, SD 57701

November 3, 2003

**RECEIVED**  
**NOV - 5 2003**  
Rapid City  
Planning Department

To the Planning Commission:

This is my second letter to you. My name is Troy A. Lloyd. I am sending this second letter because I did not include the legal description of my property in the first letter. The rest of the letter is the same. Therefore I will now include the legal description of my property as you requested. The legal description is RALLS ADDN LOT B and the address is 1936 Elmhurst Dr. My property is used as a personal dwelling. It is my home.

I am responding to a letter I received regarding a petition for planned development by applicant Chris Connelly. The location is 1920 and 1930 Monte Vista Drive. The purpose of that petition is for a major amendment to a planned residential development to allow a seven foot side yard setback.

I am opposed to the approval of this amendment or petition. It appears Mr. Connelly did not make these plans known from the beginning of the development. The large apartment complex already overwhelms those who live near or around it. I believe that Mr. Connelly should live within the law which I believe is a 12 foot setback. A seven foot side yard setback infringes even more on the privacy of the neighbors living beside the complex. I do not like it and I know that if I lived right next to it I would like it even less.

The laws are there for a reason. Mr. Connelly should have no more rights than the neighbors next to him. Make him follow the current law and do not give him a variance or exception. It is not needed.

Sincerely,



Troy A. Lloyd