

May 11, 2012

Michael & Nicole Robeck
811 St Andrew Street
Rapid City, SD 57701
(605) 716-7770

Dave Davis, President
Rapid City Council
300 6th Street
Rapid City, SD 57701

Re: Building Permit request

Dear Mr. Davis:

I am in need of tearing down my existing single-car garage at 811 St. Andrew Street, and am desirous of rebuilding a two-car garage in its place.

The existing garage is on the Historic Register as a contributing structure. My proposal has gone before the Historic Commission and their determination is that it would have an adverse affect on the district. It's my understanding that the packet was sent to Pierre, where it also received the same outcome as having an adverse affect. I was informed by a Commission member after they voted that the "adverse affect" ruling they agreed to by vote, was an obligation by them to follow their guidelines, nothing more. In essence, they had no option but to vote "adverse affect" due to the structure being a contributing structure, and therefore, they could not vote otherwise, regardless of the impact of the presentation, or the need, or the condition of the structure. In other words, the meeting was a foregone conclusion that therefore, should have no impact upon your review.

I was advised to write this letter to you to have my petition submitted before the RC City Council for the purpose of gaining your approval to obtain a building permit. It is my contention that the reasons for the demolition and the projected outcome of what would replace the existing garage should be considered as much as is the review and decision of the historic commission.

The reasons for the demolition are as follows:

- the existing garage is too small for either of our vehicles;
- there is only a single stall garage and we have two new (high-priced) vehicles needing to be housed for safety and security;
- the existing concrete floor is severely cracked and lowering in the SE corner of the garage causing our door entry to not securely fasten, and our electric door to squeal horribly as it attempts to open and close

Our existing garage is on a dirt alley that has two commercial operations (dental offices) at the east end of our block, only one house lot away. On the same corner across from the dental clinics is Starbucks. The high traffic of cars, trucks, and even pedestrians in this alleyway results in constant dirt and dust which has an adverse affect upon any vehicles parked in the carport.

Concerning security and safety, we've had one vehicle break-in to a vehicle parked in the carport (adjacent to the garage), and two episodes of our car being "egged" while in the carport. We frequently see dumpster divers who rummage through residential and the commercial garbage receptacles, causing us fear that they may be tempted to try to force into our exposed vehicle in the carport. We are also unable to lock our garage entry door as the shifting and lowering of the concrete floor has resulted in our having to plane down our existing door as it would no longer seat properly in the door jamb, making our door latch ineffectual. Anyone could simply walk into our garage and take whatever they may view as valuable.

We have three vehicles. One is parked curbside in the front of the house. The other two are new (2008 & 2012) and are housed in the garage and carport. The garage car entrance is large enough to allow only one of the vehicle access – the other vehicle physically cannot enter the garage. The smaller vehicle can access, however neither car door can open to its full position due to the small size of the garage (the garage is unfinished and the width distance from stud to stud is 11.5 inches, whereas the doors fully open, are at 12').

We've had two contractors (Big Dawg Construction & All-Star Construction) evaluate the building project and both have had concrete sub-contractors view the concrete floor. It is their opinion that there is no possibility of rehabilitating the current structure due to the condition of the concrete floor (you simply don't build good on top of bad). I've attached pictures showing the large cracks in the floor as a result of the shifting and lowering of the concrete floor in the SE corner of the garage. The current stem walls are cracking and there appears to be no re-bar in the existing concrete floor.

We are seeking to tear down the garage and attached carport, and on the exact same site, replacing both with a two-car garage with outside dimensions being 26' X 26', which is the same dimensions of the existing garage and car port. The design of the double garage would be identical to the design of the single garage except for the size difference. For example, we would have a hip roof, which is consistent to the roof of our house. We would have one double garage door (not two single doors) for easier access from the


alley into the garage, with the pedestrian access door in the existing space. The door would be an exact replica of the existing door. The existing two side windows would either be retained from demolition or replicas made, and used in the new structure. Any additional windows considered would be of same size and shape as the existing window.

Building materials would be 4.5" lap-boards of cedar wood, consistent with the previous construction and compatible with the house. The molding boards above the soffet would be replicated on the new garage. The height of the garage would be no larger than the existing garage height. The color and trim would also be consistent with the house. The shingles would be the same as that on the house. In short, the garage would have the same visual effect as the existing one, only one-car larger.

Precedent for newer two-car garages has already been set as my direct neighbor east of me who's residence was built in 1931, has a newer two-car garage. Compliance with the set-back ruling as stated in the building code ordinances is not an issue as the current garage placement exceeds the set-back requirements.

It does not seem right that as a homeowner and tax payer, that I must continue to host on my property a breaking down garage that is a) not effective for use, b) that is not safe or secure, and c) that is not capable of being rehabilitated. I am requesting that you and the City Council review this petition and that a building permit be issued to allow us to have a necessary, structurally safe, and adequate garage.

Thank you,

A handwritten signature in black ink, appearing to read "Michael Robeck". The signature is fluid and cursive, with a large initial "M" and a long, sweeping underline.

Michael Robeck

2891 Leola Lane
Rapid City, SD 57703

Number: **E106**

Date: **March 30, 2012**

Mike Robeck
811 St Andrew
Rapid City, SD 57701

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Date	Description	Hours	Rate	Amount
3/26/12	Inspection of exsisting garage (1) concrete stem wall and slab cracked and show signs of settlement and displacement.(2)Bottom sill plate around bottom of garage decayed also support for garage door deayed and needs replaced.Replace structure is recommended			
If you have any questions Please call Dave 877 6269				
			Total	\$0.00

Big Dawg Construction
2891 Leola Lane
Rapid City, SD 57703

04/18/2012

Mike Robeck

811 St Andrew

Rapid City, SD 57701

Inspection of your existing concrete foundation for your garage .At your request I have reinspected your concrete slab and foundation and found the following. Very large crack approx 1/2 - 3/4 wide and running thru top face of slab and continuing down the face of stem wall.This crack is of great concern to me because it also has heaved and has and displaced about an 1" 1/8 - 1 " 1/2, Also numerous cracks over entire slab surface indicates the settlement problem is getting worse.Because the slab and stem wall were poured monolithic meaning they were poured at the same time,and with no reinforcement.They will continue to get worse. There is no way to cut out and remove and compact the affected areas.Please review pictures, as they show the cracks as well as the amount of cracking that exist.The gap between garage door and garage opening shows how much movement there is on south east corner of garage. Your foundation has compromised the structural integrity of garage,the problem is getting worse and is unsafe.Also wood structure shows areas of dryrot at garage door jamb,bottom at sill plate around bottom of garage. The only way to correct this is to demo completely structure and foundation.

Sincerely, David Ault - Operations Manager Big Dawg Construction

