



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Community Planning & Development Services

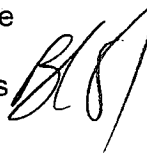
300 Sixth Street

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MEMORANDUM

To: Legal and Finance Committee

From: Brad Solon, Building Services 

Date: November 14, 2011

Subject: 820 Lemmon Avenue - recommendation

The City owns the property and house located at 820 Lemmon Avenue. The property was acquired after the prior owner was notified that the building permit was issued in error, and that the property and house were located in the 100 year flood plain.

Staff has surveyed twice. Both surveys show that the lowest floor elevation is far too low, approximately 6 feet below the Base Flood Elevation ("BFE"). FEMA rules and Rapid City Municipal Code 15.32, require the lowest floor and openings must be 1 foot above the BFE. As such, the house and property are located in an area subject to flooding.

Recently several individuals have shown an interest in the property to either demolish the house and build new, move the house entirely, or to acquire the house from the City and renovate.

Because the house is in the floodplain anyone purchasing the house with the intent to renovate it would be subject to major renovations. Flood insurance would be required, and the house would be subject to flooding.

Staff recommends that the house be moved off the lot – preferably to an area outside the City – the foundation removed and the lot reclaimed. Then the lot could be sold and a new owner could redevelop the property in compliance with the Rapid City Municipal Code, and FEMA rules.

Staff recommendation: Sell the house and require the purchaser to move it off the lot to an area outside the City. Remove the foundation and dispose of the debris at the landfill and reclaim the lot. Sell the lot and disclose that the lot is in an area subject to flooding.

Please contact me if you have any questions.



EQUAL OPPORTUNITY EMPLOYER



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MEMORANDUM

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Date: November 14, 2011

Subject: 820 Lemmon Avenue – Property Maintenance Inspection Results

Staff inspected the house located at 820 Lemmon Avenue. The house has not been occupied since it was moved on to the lot nearly 10 years ago.

The inspection revealed: the eaves and trim are deteriorated and need paint (IPMC 302.2), there are no landings or stairs (IPMC 304.10), much wallboard on the inside is missing (IPMC 305.3), insulation is missing or insufficient (IPMC 602.2), there is no power or water (IPMC 501.2), the floors are not finished, the basement floor is heaved and uneven, there are no stairs to the basement from the inside, there is no heat (IPMC 602.1), the inside has been subject to freezing every winter for nearly ten years, work has been done to the plumbing, mechanical and electrical systems by unauthorized persons (RCMC 15.13.150, 15.16.020, 15.24.120, 15.26.190), and the house is located in the floodplain where the lowest floor and openings are located below the Base Flood Elevation (RCMC 15.32).

This house is not in compliance with the Rapid City Municipal Code.

Please contact me if you have any questions.



EQUAL HOUSING
OPPORTUNITY

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