

# STAFF REPORT

January 4, 2001

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**SVAR #00SV027 - Variance to the Subdivision Regulations to allow a lot more than twice as long as it is wide**

**ITEM 19**

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GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Dennis Zandstra
REQUEST	<b>SVAR #00SV027 - Variance to the Subdivision Regulations to allow a lot more than twice as long as it is wide</b>
LEGAL DESCRIPTION	Lots 1R and 2R of Block 8 of Elks Country Estates (formerly Lots 1 & 2 of Block 8 of Elks Country Estates) located in N1/2 of SE1/4 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .604 Acres
LOCATION	At the intersection of Augusta Drive and Jolly Lane
EXISTING ZONING	Low Density Residential-II District (PRD)
SURROUNDING ZONING	
North:	Low Density Residential-II District (PRD)
South:	Low Density Residential-II District (PRD)
East:	Low Density Residential-II District (PRD)
West:	Low Density Residential-II District (PRD)
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Variance to the Subdivision Regulations to allow a lot more than twice as long as it is wide be approved.

GENERAL COMMENTS: The applicant has submitted a Variance to the Subdivision Regulations request to allow a lot more than twice as long as it is wide. The applicant has also submitted a Preliminary and Final Plat to reconfigure two existing lots. (See companion item #00PL117.) The proposed lots will be .289 acres and .315 acres in size, respectively and will be known as Lots 1R and 2R, Block 8 of Elks Country Estates. Currently, the subject property is void of any structural development. The applicant has indicated that replatting the subject property as identified on the accompanying plat will increase the buildable area on Lot 1R.

STAFF REVIEW: Staff has reviewed the Subdivision Regulations Variance request and has noted the following considerations:

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Lot Configuration: Lot 1R is bordered on three sides by right-of-way requiring a twenty five foot setback from three of the lot lines. The reconfiguration of the lot line creates a larger building area on proposed Lot 1R which will allow for easier development of the lot. Since no new lots are being created and there is no increase in the density of the development, staff recommends that the Subdivision Regulations Variance be approved.

Legal Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the January 4, 2000 Planning Commission meeting if this requirement has not been met. Staff has not received any calls or inquires regarding this proposal.