

STAFF REPORT

March 21, 2002

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**No. 02UR004 - Conditional Use Permit to allow a private garage in excess of the allowable maximum cumulative size of 1,000 square feet**

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**ITEM 34**

GENERAL INFORMATION:

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|----------------------------|---|
| PETITIONER                 | Craig Dahlke  |
| REQUEST                    | <b>No. 02UR004 - Conditional Use Permit to allow a private garage in excess of the allowable maximum cumulative size of 1,000 square feet</b> |
| EXISTING LEGAL DESCRIPTION | Lot 3, Block 1 of Owen Mann Tract, Section 33, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota                                     |
| PARCEL ACREAGE             | Approximately .15 acres   |
| LOCATION                   | 310 Kinney Avenue   |
| EXISTING ZONING            | Medium Density Residential District   |
| SURROUNDING ZONING         |   |
| North:                     | Medium Density Residential District   |
| South:                     | Medium Density Residential District   |
| East:                      | Medium Density Residential District   |
| West:                      | Medium Density Residential District   |
| PUBLIC UTILITIES           | City Sewer and Water  |
| DATE OF APPLICATION        | 02/20/2002  |
| REPORT BY                  | Karen Bulman  |

RECOMMENDATION: Staff recommends that the Conditional Use Permit to allow a private garage in excess of the allowable maximum cumulative size of 1,000 square feet be continued until the April 4, 2002 Planning Commission meeting to allow time for the applicant to apply for front and side yard set back variances and a garage height variance for the subject property.

GENERAL COMMENTS: The applicant is requesting a Conditional Use Permit for an oversized garage at 310 Kinney Avenue. The subject property is zoned Medium Density Residential Zoning District. The proposed garage will be over 1000 square feet in area requiring a Conditional Use Permit.

The applicant would like to remove an existing two car garage on site, and replace it with a

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three car garage with an upper level recreation room and storage area. The upper level would not have sewer or water facilities. The floor of the existing garage is located four and a half feet about street level. The proposed garage site would be excavated down to the street level. The applicant has submitted site plans and elevation drawings, as well as information on the types of building materials that will be used for the garage.

Unattached buildings of accessory use are required to have a front yard setback of twenty five feet, a side yard setback of eight feet, and a maximum height not to exceed fifteen feet. As the site plans show that the proposed garage does not meet those criteria, the applicant is also applying for variances relating to garage height and front and side yard setbacks.

STAFF REVIEW: Staff has reviewed this application and recommends that this request be continued until the applicant has obtained the required variances. If the variances are not obtained, the applicant may wish to significantly alter the current plan. Continuing the request will allow the Planning Commission time to review an accurate site plan, as well as allow them to evaluate the proposal subject to any variances that may be granted.