



FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.
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February 5, 2010

RECEIVED

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Marcia Elkins – Director
 Growth Management Department
 City of Rapid City
 300 Sixth Street
 Rapid City, SD 57701

Rapid City Growth
Management Department

RE: Amendment to Planned Development – Autumn Hills PD
 Bob Westlake – 4733 Summerset Drive - Lot 3R, Block 1, Autumn Hills Subdivision

Marcia,

On behalf of Bob Westlake, we are requesting an Amendment to the Autumn Hills Planned Residential Development to allow for an 11.5' front setback to an existing wing-wall and a 13.5' front setback to the existing residence. Copies of the existing site plan are attached.

Mr. Westlake was seeking a building permit to allow for some improvements and modifications to the residence, but the permit was denied because the front building setback was not in compliance with the Autumn Hills PD – which provides for a 15' front setback. The house was constructed prior to Mr. Westlake's purchase, so he was not involved in or responsible for the construction error. In addition, we found that this lot was revised in 1986 to correct or amend a side lot line setback violation, however the front building setback was not addressed at that time.

All other provisions of the Autumn Hills PRD are to remain and the only requested amendment is for the front building setback on this specific residence.

For informational purposes, Mr. Westlake is enclosing copies of the proposed building additions and front and rear building elevations. All proposed additions comply with area and setback requirements. In the absence of this amendment, it is our understanding that no building permits can be issued for this property. This would deny the owner or future owners the ability to appropriately maintain or improve this property. The front setback has existed for over 20 years and has not impaired or harmed the use of adjoining properties and we request your support of this amendment.

Thank you for your time and consideration of this request.

Sincerely,
 FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.

Janelle L. Finck
 President

Jlf
 encl
 cc Bob Westlake