

Attachment to Application for Development Review  
Variance Requests

The property owner requests the following variances:

A variance to the Subdivision Regulations for the dedication of 17' along the South side of East St. Patrick Street. The dedication of the 17' would require the removal of a building improvement on the property.

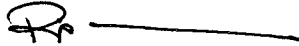
✓ A variance to the Subdivision Regulations for road construction and water for Cherry Avenue. The property is serviced by water along East St. Francis Street and has a fire hydrant already along Cherry Avenue at the junction where East St. Francis Street jogs north.

✓ A variance to the Subdivision Regulations for construction of sidewalk along Cherry Avenue. The sidewalk along this Street would not adjoin any other sidewalk and would be in disrepair before any adjoining sidewalk was constructed. Further no additional construction is planned on the property at this time and that would be the appropriate time to incorporate with the new building plans on the property.

✓ A variance to the Subdivision Regulations for road construction with a 26 foot wide paved surface for East St. Francis Street. The cost of this road improvement would be cost prohibitive and might exceed the cost of the property. This improvement needs to be made in an orderly fashion with the whole street being widened at the same time and with all properties sharing the cost of the improvement. The road improvement along the property would be in disrepair unless the whole road is constructed as one improvement.

✓ A variance to the Subdivision Regulations for construction of sidewalk along East St. Francis Street. A sidewalk exists on the other side of the street and any construction of the sidewalk should occur at the same time the street is fully improved or the cost will be repeated during the road construction. Further no additional construction is planned at this time on the lots and that would be the appropriate time to incorporate with the new building plans on the property.

To waive the requirement to install water and sidewalk along Cherry Avenue, to construct a minimum 26 foot wide paved surface and a sidewalk along the north side of East St. Francis Street and to dedicate 17 additional feet of right-of-way along East St. Patrick Street as per Chapter 16.16 of the Rapid City Municipal Code.

A handwritten signature in black ink, consisting of a stylized initial 'R' followed by a horizontal line.

23 Nov 2011