

STRAATMEYER CONSTRUCTION

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**Community Planning and Development Services
City of Rapid City
300 Sixth Street
Rapid city, SD 57701
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May 17, 2012

RE: Car Port for 3914 Hampton Court

Dear CP&DS Staff:

At the request of the owners of 3914 Hampton Court, Mr. and Mrs. Mahan, I will give a short statement regarding their application for a Conditional Use Permit to allow the construction of a oversized carport on their property.

As a result of last summer's destructive hail storms, Mr. and Mrs. Mahan planned to construct a carport onto their home to protect against any future damage to vehicles parked outside and limiting their liability to insurance claims.

Upon calculation of the necessary size needed to construct a suitable sized carport, it was discovered that inadequate square footage was available. Rapid City Zoning provides for a 1:1 ratio of square footage of the home versus garages and other accessory buildings on a residential lot. Because the Mahans already have a detached garage, the proposed carport constitutes an "overage" of the square footage allowed for accessory buildings in this case. Rather than adding square footage to the home to balance the equation or build an "untypical" construction design, a Conditional Use Permit is the most logical and economical solution.

The overall lot size is large enough to allow the proposed carport and does not constitute a constraint to construction.

It is with this statement that I hope that the Community Planning and Development Services committee members see fit to grant a Conditional Use Permit allowing Mr. and Mrs. Mahan to continue with their plans to construct their carport and thereby protect their personal property.

Thank you for your time and consideration;
KEN STRAATMEYER
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**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**