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SEP 16 2013

**RAPID CITY COMMUNITY PLANNING  
& DEVELOPMENT SERVICES**

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September 16, 2013

To Whom It May Concern:

We ask for your consideration in allowing bathroom plumbing for a spare bedroom in our Carriage House.

This space was used as a bedroom at the time we purchased the property. Our Mother/Mother-in-law and others have also used it due to allergies of our pets in the main home. As it is a significant inconvenience to come down the outside stairs and trek into the main house at night, to use the bathroom, we have always wanted to add bathroom plumbing to save those trips.

After years of saving for this large expense, we set about making the sewer and plumbing plans come to fruition. We did so in good faith that we were doing everything necessary to be compliant with the City. Working with local contractors and the Public Works/City Water Department we started the project. At the first inspection, a City Inspector had us make some changes to the materials used that fed from the Carriage house to the sewer main. This system was later inspected and approved by the City.

As a shared benefit to the City, we also put in new sewer line from our main house to the sewer main, now updating a very old sewer system that had our line connected to our neighbor to the West. To add even more, at the last moment, we were told we needed to also update 45+ feet to the East with new lines for future development (entirely at our expense). Needless to say, one thing led to another and this project proved to be a considerable amount of unexpected time and money to lay the foundation for water and sewer to our Carriage House.

We had no idea, that to complete the final few days of this project, we would run into a problem as large as the discovery that City zoning was an issue. With contractors and people from the City often at our property, seeing what we were doing, we always believed we were in compliance with City regulations. At no time did our contractor or City Inspector *ever* mention anything related to zoning. Had we known of the zoning issues during any point of this project, we would have halted the project until we were in compliance with zoning regulations or scrapped the idea altogether.

On a personal level it is extremely disheartening to have come this far with this project and have the possibility of not attaining our dreams for this grand old home. We have always worked closely with both the City and State Historical Preservation Commissions to be sure we were proceeding correctly for *our* benefit, *potential future owners* benefit and that of the *West Boulevard Historical District*.

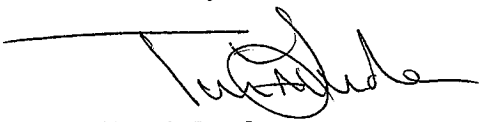
Humbly we ask that permits for plumbing be granted (through this planned development process) to finish a bathroom in the upper level of our Carriage House. Our intentions are to use it *only* as a spare bedroom or quiet den area.

We also ask that the current legal, non-conforming structures, (with regards to the area regulations) be updated through this current Planned Development process. We are requesting the following exceptions as per City Planning Department suggestions:

- (1) Lot coverage from 30% to 32.8%
- (2) Side yard setback to the Carriage House from 5 feet to 3 feet
- (3) Reduction in side yard setback to structure from 12 feet to 3 feet
- (4) Reduction in the rear yard setback to Carriage House from 5 feet to 0 feet.

Thank you for your consideration in this matter

Sincerely



Tim A. Linde



Carrie K. Linde

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