



## FENNEL DESIGN INC

Architecture | Interiors | Project Management  
201 Main Street, Suite 201  
Rapid City, SD 57701

December 27, 2013

Rapid City Planning

Re: Planned Development  
1113 St. Joseph St.  
Rapid City, SD  
57702

### Statement of Intended Use and Amendment to Current Planned Development

We are requesting a Final Planned Development of an existing structure located at 1113 St. Joseph Street. We do not intend any exterior modifications other than correction of varied step heights and replacement of dilapidated combination storm windows and an exterior door. We will submit those upon determination of an appropriate vendor. Internally, we have demolished an inappropriate "apartment" from the basement. It was our intent to only do some interior painting, but the Fire Sprinkling and Integrated Smoke Detectors requirements have caused some fairly major interior cosmetic modifications that we will need to address.

#### Parking – request reduction of required spaces:

- Calculations of the structure Square Footage at 5/1000 GSF would require 12 spaces
- We are requesting to reduce that number to zero
  - Currently have 2 non-compliant (Non-ADA) spaces which will be used by employees
  - See justification within

#### Exceptions Requested - Set-backs

- Front, East Side and West Side are all non-compliant (as-built) setbacks from property line to building
- West Side deck is non-compliant (as-built)
- West Setback to Garage is non-compliant (as-built)

#### Use:

The current use of the property is Residential. Our proposed change of use is to a primary use of Professional - an Architectural Office: Planning, Architecture, Interior Design and Project Management. The business has two employees (Interior Designer and Architect – me) who are on-site an average of 85% of the time on business days.

- To that purpose, there exists 2 off-street parking spaces; one a single-stall garage and the other adjacent to the garage along the south property line. Both spaces are accessed off the north-south running alley along the west side of the 40'x100' property. The garage is 14'x21' (see survey) and the space is 10'x40'.
- Our sub-contract design consultants occasionally will meet for one hour meetings, seldom more than 3 visiting individuals at a time. Materials manufacturers' representatives will individually drop by occasionally to update product catalogues and present new products.

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- We normally go to our clients to meet unless it is to select materials, in which case one or two people will visit for 1 to 2 hours. (8-10 times a year) Ours is not a “retail” business in which we “advertise” ourselves; our clientele is by interview and relationship.
- A secondary business I am involved with is as a Secretary of a Board of Directors of a Venture Capital company based in California. We utilize video conferencing for our meetings (virtual presence). In the plans you will see a space for that function. We will multi-purpose that space for private one on one meetings and a “get-away” spot, as the VC BOD activities are a 1-2 times per month activity.
- Seasonally, (late May to mid-August) we may have a college intern join our staff on a part-time basis to gain hands-on experience.
  - To the purpose of our occasional visitor or intern, there exists on-street parking along the south curb-line of St. Joseph. Several years of drive-by observation (worked on the west side of town for 14 years) indicates those spaces are seldom, if ever, used.
- An infrequent but not unimportant intended use is as a “crash-pad”. I spend 80% of my work-time in Rapid City but live in Custer where my wife has business activities and is involved in voluntary in-school activities following 22 years of teaching in that district. I also play league hockey, some nights getting out of the Roosevelt Ice Arena @ 11:45 PM. Additionally, my Wife & I are Season Ticket-holders for the Rapid City Rush; again late-night drives back to Custer. We find ourselves in this situation about 30 – 35 times a year; usually doing the unsafe thing of driving back to Custer through the deer, elk and undetected DWI’s.
  - For this purpose, we intend to use an upper Bedroom and Bathroom as a Sleep & Shower. Across the hall will be our Video Conference space. The Kitchen in the main level, though it may be used as a break area & lunch spot during the business day, will serve well for us when we have an overnight stay. We do not see this as meeting the definition of a Live/Work “apartment”, as we do not intend to lease it to anyone or live there on a semi-permanent basis, with use by only ourselves. And since we are already one of the parking requirements, we see no need for additional parking beyond that needed to operate the business.

### **Parking:**

Typically, I would calculate the parking using the 5/1000 GSF formula. In this case, we contend, that is not appropriate to the situation. Adding the areas of business-use together, we come up with business-occupancy of 647 SF inclusive of an un-manned reception area inherent to the historic nature of the structure (we do not know what else to use it for). There are 2 employees who will utilize the off-street parking provided by the site.

Using the 647 SF of Office use and the 5/1000 SF, that translates to 3.235 or 4 Spaces. Again, we contend that is not necessary. If we are required to provide 5/1000 GSF of the entire building (ludicrous) of 2,247 SF, this would translate to 12 spaces required for 2 people to use. We are asking for an exception to this requirement, contending that the 2 spaces provided are adequate.

Because our clientele and consultants are sporadic and short-term (average 45 minutes per session), we think the existing on-street parking will easily suffice. It just does not make sense that we lease parking



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that will never get used. By the time anyone could see a directive sign to remote parking, they would already have parked on the street and walked to our front door.

Thus, we are requesting an exception to the typical required parking; requesting a reduction from 4 to zero parking utilizing the 2 off-street non-compliant spaces (one garage and one uncovered space) for employees and short term curb-side parking as it exists immediately in front of the address for vendors or visiting consultants.

**Signage:**

Our signage will not be a retail kind of sign, typically used to advertise. Rather it will be an identification sign to help a courier, new client, vendor or consultant easily know they are in the right place. We plan to utilize a simple double post sign with the pertinent information on it. The address is the most important component since we seldom have walk-up at our business, and that address already exists. See sign sheet attached.

**Fire Sprinkling:**

A fire sprinkling system is installed, waiting for me to insulate and temperature test. This will be resolved prior to when this request is heard by the Commission and will be activated upon approval of our request(s).

**Setbacks:**

The structures were built with now-deficient setbacks on most sides. We are requesting an exception to the setbacks on all sides with the understanding that we will do nothing to exacerbate the problem.

- Front of the house
- East side-yard
- West side-yard of building
- West Side-yard to patio deck
- West side-yard to Garage

**Future Fencing:**

Current fence on the west and south is a chain-link material of 4' height. The southernmost 19' and east-west at either end of the garage fence is of a vertical board construction of a nominal 6' height. We anticipate a screen fence of 4' height at the front yard location, growing to 6' as it ranges past the normal 25' from the front lot line.

**Landscaping:**

Our best estimate for landscape existing is 12,200 points.

Sincerely,  
Fennell Design, Inc.

Gene A. Fennell, Architect