

October 24, 2014

RE: Request to consider a reduced front setback

Please consider my request to reduce the front yard setback on Lots 7a & 7B Tower Ridge 2 Subdivision in Rapid City.

Through the platting of this subdivision it was allowed by the city to keep the existing road at it's current size which is 2' less than required for a residential street. In exchange, the city required additional right of way in the cul-de-sac in the event someone at some point would need to enlarge the cul-de-sac. This negatively affected only 1 lot, 7a & 7b. I asked my engineer to persuade the city to take the extra right of way from the north part of the cul-de-sac but this didn't happen for reasons I'm not aware of.

7a & 7b is negatively affected due to the topography of the lot. With the current front yard setback requirement of 20', the structure would be built no closer than 40' from back of curb or 36' from the sidewalk. Lot 7a & 7b being the only lot in the entire subdivision that would be affected negatively in this way.

With my request to reduce the front yard setback to 8' on 7a & 7b, the structure would still be 20' from the sidewalk and 24' from back of curb.

The enlarged cul-de-sac requirements are due to having adequate guest parking. Keep in mind that the adjacent lot 6a is a long flag lot down a big hill and all their guest parking would be down at their house. Lots 5a & 5b will have long driveways to access their building envelopes which will allow for guest parking. Further away from the cul-de-sac, you'll find a couple more flag lots with long driveways for guest parking and the townhome lots on the south side of Tablerock are long and flat lots which will allow extra length on their aprons for guest parking. At least half of the townhome lots will have 3 car garages which allows more off street parking.

Please consider my request to reduce the front yard setback on lots 7a & 7b to 8'.

Tony Marshall, owner