

Shari and Chad Dietterle

3754 Padre Dr

Rapid City, SD 57703

Agenda Title: 15PD001

Dear Council Members,

My husband and I are writing to attest the petition for the major amendment to allow side yard setback of 5 feet for an existing one-story structure. Due to the proximity of the adjoining property we are sustaining major water damage to our property located at 3754 Padre Dr which is lot 4 of block 13 of Elks Country Estates. I have attached several photos showing the intake of water at our residence. We currently have 2-3 inches of water under our home, which is coming in through vents located next to the property of the proposed setback. This water is flowing through vents directly into our crawl space collecting on top and inches underneath membrane on floor. This water has damaged property stored within our crawl space and could potentially create a health issue for our family with the inset of mold. I have attached photos of the water drainage issue that has been created due to the placement of the adjacent property. Water is now directed to flow directly into our crawl space and back yard. We have already lost the \$500.00 tree we purchased due to root rot from water not properly draining out of our yard.

A major concern we have is in regards to the potential fire danger. If the adjoining property were to catch fire it makes it could easily spread to our home, which is especially disconcerting when our son's room is the closest bedroom to the adjoining property. This increased fire danger is very disturbing, especially when it comes to our son's safety. If a fire were to spread to our home while he is sleeping in his room the impact to our family would be horrendous. We are also concerned in regards to being able to maintain our current insurance rate, the setback of the adjoining property could potentially raise our rates or have the potential loss of coverage.

We informed the builder during the construction process that we felt the adjacent property was being built too close to our property. We have been informed by the homeowners of 3734 Padre Dr, Lot 6 of block 13 that when purchasing a home they did not choose the property of 3744 Padre Dr because of the fact that the home was too close to our adjoining property, which is proof that the proximity of the adjacent property has been detrimental to our resale value of our residence.

We are also left to endure the excess noise of the adjoining property's air conditioner, which is located a mere 12ft from our living room window. This is the area in our home where our family spends the majority of our time. Our four year old son has complained of the excess noise created while trying to sleep in his room, which is also located with a few feet of the adjoining property's air conditioner. Our whole family is now left to listen to the racket created from our neighbor's air conditioner running throughout the year.

We feel that the major amendment allowing the setback of 5 feet to be detrimental to our family and our home. The proximity of the structure has the potential to cause undue harm to our families well being and has already caused excessive damage to our property and its value. Thank you for taking our concerns into consideration and we hope that you take our family's well being seriously.

- The pictures attached are of the adjacent property where water would drain before the structure was built.
- Then the pictures of water as the property was being built and evidence of how water is now directed into our property.
- Additional pictures showing water flowing directly into our residence from the adjacent property through vents into our crawl space.
- Pictures from inside crawl space showing water draining down walls and water sitting on top of membrane.

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**From:** Bill Schmidt [<mailto:whowardsch@gmail.com>]  
**Sent:** Tuesday, August 18, 2015 9:55 AM  
**To:** Lacock Fletcher  
**Subject:** from our visit last thursday 8.13.15 - 3731Padre Dr., RC

Fletcher:

Thank you for your visit last week.

I would like to have someone from your department, measure/determine elevations on our property in relation to our neighbor **to the North of our house.**

As discussed, we continue to receive water even with our recent rainfall.

Also, there is a stake denoting our property line on the NW corner of our lot, but not on the NE corner.

Thank you!

Bill Schmidt 701.799.9014