

## COMMUNITY PLANNING &amp; DEVELOPMENT SERVICES

City of Rapid City

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APPLICATION FOR  
A VARIANCE

## Written statement describing the proposed and/or intended use and detailing the Variances(s) being requested:

The property owner would like to build a 24' x 24', one story garage 4' off the side lot line. The variance would be to allow to build 4' of the side lot line instead of the required 8'. The property owner would like to match the garage with the existing driveway.

## Applicant's Justification:

Pursuant to Chapter 17.54.020.D of the Rapid City Municipal Code, before the Board shall have the authority to grant a Variance, the applicant must adequately address the following criteria:

Criteria:	Applicant Response:
1. The granting of the Variance will not be contrary to the public interest.	The granting of the variance will not be contrary to the public interest because it is a single story garage on private property and will not impact the neighborhood properties.
2. Due to special conditions the literal enforcement of the Zoning Ordinance will result in an unnecessary hardship.	The proposed garage needs to be built 4' off the southerly side yard lot line to match the existing driveway. This would allow for two vehicles to access the garage. If built at the 8' setback only one door will be accessible.
3. By granting the Variance to the provisions of the Zoning Ordinance the spirit of the Zoning Ordinance will be observed.	A variance would allow for both garage doors to be accessed by vehicles. Otherwise building at the 8' setback only one vehicle can access the garage.
4. By granting the Variance substantial justice will be done.	The owner will get maximum use of the garage by being able to park two vehicles under cover.