

**Conditional Use Permit Application to Increase Garage Size**

**Brad & Jennifer Hammerbeck**

**Lot 3 Block 3 Dunham Estates**

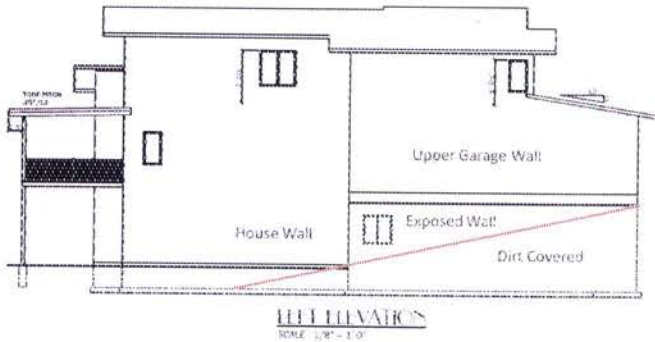
**4150 Severson Street**

**Rapid City, SD 57702**

My wife and I are building a new principal residence on a .91 acre back-sloping lot in Dunham Estates Subdivision. We will use this home as our principal residence and anticipate living in the home for 20+ years.

We are requesting the city consider and grant a conditional use permit to allow us to build a two-level garage with 1,109 ft<sup>2</sup> in the upper/main garage and 1,109 ft<sup>2</sup> in the lower garage (2,218 ft<sup>2</sup> total garage space). The upper level garage sits directly on top of the lower level garage. The levels are separated by engineered core-floor panels covered by concrete. From the exterior, the lower level garage is not visible from the east or south. The west lower concrete garage wall is 10' high and 60% of this wall will be covered by dirt. The north garage wall contains the garage door and approximately 10' x 11' of the north wall is visible from the exterior. The elevation of our lot is lower than the residence to our east (Fromm) and west (Switzer). Switzer's driveway is about 5-15' in elevation above our west lower garage wall.

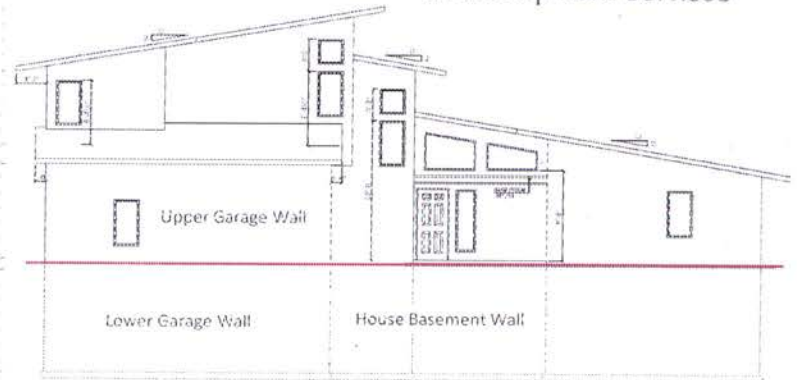
The exhibits below show various exterior views from the East/Right, South/Front, and West/Left. The dirt levels are indicated with the colored line and all walls below the line will be covered with dirt.



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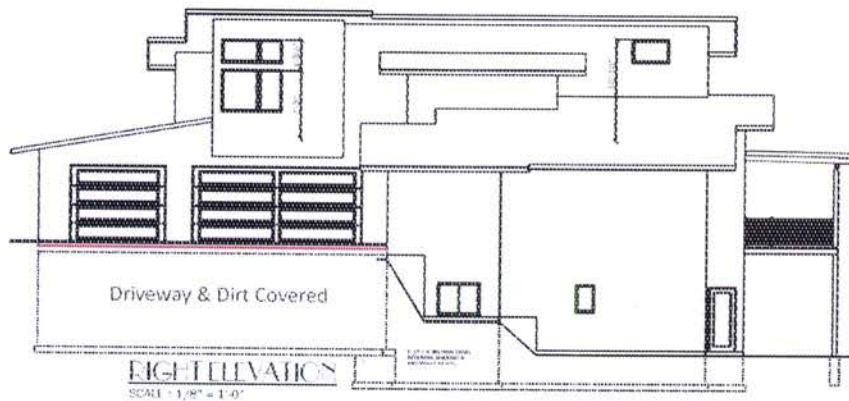
MAR 14 2016

**Rapid City Community Planning & Development Services**

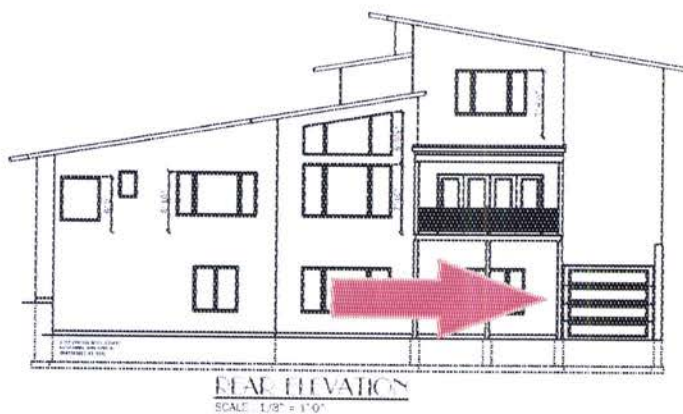


**FRONT ELEVATION**

3/4/2016



Access to the garage will be from the southwest corner of the home over our grass/landscaping to a 9' wide x 8-9' tall north-facing garage door on the northwest end of the garage. The garage door itself is visible only from the Switzer residence back yard. The garage door color will match the general exterior colors of the home. The exhibit below shows the location of the north-facing garage door –



**Criteria for Consideration – Items 1 - 4**

- 1) *That the proposed garage is consistent with the residential character of the property on which it is located and with the surrounding neighborhood.*
  - a. We believe the proposed garage is consistent with the character of our property and surrounding neighborhood. We have a three stall upper level garage which is undersized in the neighborhood.
  - b. Our lower garage space blends into our residence and is barely noticeable from the exterior. The back-sloping lot and discreet lower garage entrance is viewable from only one neighbor's back yard. Trees block any other view.
  - c. Most of the properties in the Dunham development have very large and oversized garages. Our neighbor directly east of our property (Fromm) has a four stall garage attached to his home and another four stall detached garage. Our neighbor to the west (Switzer) has a four stall garage. Our neighbor to the south (Sunbee) has a four stall attached garage. The neighbor to the south of Sunbee (Messinger) has a five stall garage.

- 2) *That the proposed garage shall be used only for residential purposes incidental to the principal use of the property.*
  - a. We are building the house and garages entirely for residential purposes. No commercial use has ever been carried out in our residence and none are planned. The Dunham Estates covenants also have restrictions related to the business use of a home and the covenants are strictly enforced.
  - b. I enjoy woodworking and welding fabrication and own table saws, miter saws, routers, lathes, jointers, welders, a torch, a plasma cutter, and store above-average amounts of wood stock and steel to use in these projects.
  - c. We have a large collection of dirt-use motorcycles, a street bike, and a 4-wheeler that will be stored in the lower garage.
  - d. We do a significant amount of hunting, fishing, and camping. All of that gear will be stored in the lower garage.
  
- 3) *The landscaping or fencing may be required to screen the garage from neighboring properties.*
  - a. We do believe significant landscaping or fencing are required due to the discreet location of the lower level garage. Fencing is governed by the Dunham Estates covenants.
  
- 4) *That the applicant submit a site plan and elevation drawings in addition to information on what types of building materials will be used for the garage.*
  - a. A Plot Plan is attached as Exhibits A1 & A2.
  - b. Elevation drawings are attached as Exhibit B.
  - c. The Exterior House Views are attached as Exhibit C.
  - d. The main floor & basement floor plans are attached as Exhibits D1 & D2.
  - e. The Plot Plan with anticipated driveway, entry, curb cuts, landscaping, and retaining walls is attached as Exhibit E.
  - f. House Exterior View & Finishes attached as Exhibit F.

We appreciate your consideration of our conditional use permit application. Please contact me directly if you have any further questions.

Sincerely,



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