

COMMUNITY PLANNING & DEVELOPMENT SERVICES

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**APPLICATION FOR
A VARIANCE**

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

This request is to reduce the required side yard setback on property located within the Low Density Residential District from 12 feet to 7.5 feet. The existing single family detached residence includes a one story attached garage, which due to the house being crooked on the lot, is 7.6 feet off the lot line for a small corner portion. This special circumstances of how the house is sitting on the lot so that it is parallel to the street creates this issue. This addition is a second story over a portion of the garage and would not go outside of the current footprint of the house. This addition would be for a much needed in-home office and closet storage. To the family this addition certainly represents reasonable use of land which strict application of the current provisions would inhibit this reasonable use. For the resident this has been very impractical and even a hardship to not have space for an in-home office and closet space. This variance is in harmony with the general spirit of the zone ordinance and would not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with any comprehensive plan.

This variance is necessary to overcome this special circumstance where a small corner of the home is only 7.6 feet off the lot line due to the way the home is positioned on the lot. This positioning gives a visual perception that this house and the neighbors house have plenty of distance between them.

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.	This addition will not be contrary to the public interest. This project will be very low profile, nothing out of the ordinary for the neighborhood and will be done in a short time frame.
2. Due to special conditions the literal enforcement of the Zoning Ordinance will result in an unnecessary hardship.	Due to the zoning ordinance the Huot's will be unable to use there property in a reasonable way. Not having space in the home for an in-home office and storage space, to run their small business, has been a hardship for them.
3. By granting the Variance to the provisions of the Zoning Ordinance the spirit of the Zoning Ordinance will be observed.	By granting this variance the spirit of the zoning ordinance will be observed. This is a unique situation in which only a small corner of the current residence is 7.6 feet off the lot line, this is unique because this is one of the few houses, that for looks, is parallel to the street which makes it crooked on the lot putting this small corn the only portion of the addition that would need a variance.
4. By granting the Variance substantial justice will be done.	Yes the addition will be added without disturbance to the neighbors. The project will be built to city code and without any further zoning issues.

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