

March 07, 2001

Bill & Jean Kessloff
1015 12th Street
Rapid City, SD 57701
605-341-5398

Rapid City Planning Department and Commission
300 6th Street
Rapid City, SD 57701

We recently received a notice of the hearing for a Variance to the Subdivisions Regulations of file 01SV006 and a notice of the hearing for a Planned Development Application 01PD004.

We purchased our home in August of 1997 and are working on restoring it to its original historic condition. To date we have found all city agencies helpful and cooperative.

We have dealt with all levels of government and have respect for the process and for the rights of others. Our comments regarding the Variance and Planned Development are intended to be realistic and objective.

1. We believe the existing zoning is not appropriate and do object to the project.
2. A portion of the project appears to exist in the historic district and should not proceed as designed only to favor the economics of the developer.
3. This is a single-family residential neighborhood with many children and pets. To dump all this traffic onto Hill Street is a very serious safety hazard. This hazard is exaggerated by the steep grade of Hill Street.
4. Our sanitation sewer capacity is already a problem requiring constant maintenance.
5. As a former Landscape Designer and contractor, I am concerned about
 - A. Building on backfill
 - B. Soil erosion from slopes
 - C. Direction of water run-off (already a problem)

Thank you for your consideration.

Sincerely,

Bill Kessloff
Jean Kessloff