

Henriksen, Inc.

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Mr. Jerry Wright
Rapid City Common Council
300 Sixth Street,
Rapid City, South Dakota 57701

Date: April 2, 2015

RE: Sidewalk Variance Request
for 530 Cambell Street
Rapid City, South Dakota 57701

Dear Mr. Wright,

I am requesting a variance from the Common Council regarding the requirements to install a property line sidewalk along Centre Street.

I am the Architect for the project for Steve Wynia of Wyngard Investments LLC. My phone number is 394.0189 and my email address is lyle@henrikseninc.com.

This request is regarding new construction of buildings on a property zoned general commercial and the building permit which would require the installation of a property line sidewalk. Grading Permit CIBP 15-0675 has been issued for this project.

The concerned adjacent street to the property where the property line sidewalk is being required is Centre Street in Cambell Square Addition.

My justifications for not wanting to construct the sidewalk are there are no other properties that have a property line sidewalk in their adjacent street Right of Ways on Centre Street. Also, the new storm drain inlet and rip-rap for this inlet that was installed by the City of Rapid City in the Centre Street ROW recently on our side of the asphalt street does not allow a sidewalk to be constructed within the ROW. The topography would place the sidewalk at the bottom of the new drainage construction.

There are no sidewalks on Centre Street which runs for approximately 3,400 feet.

This sidewalk variance request is submitted as allowed for by Section 12.08.060.C of the Rapid City Municipal Code.

Sincerely,



Lyle Henriksen
Henriksen Inc.

Attachments Included:

Site Plan by Britton Engineering & Land Surveying Inc.
Grading Plan by Britton Engineering & Land Surveying Inc.

