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ENGINEERING
SERVICES

February 12, 2016

Nicole Lecy
City of Rapid City
300 6th Street
Rapid City, SD 57701

RE: **Sidewalk Variance**
Ziegler Building Center Reconstruction
840 Centre Street
Rapid City, SD

Dear Nicole:

As you are aware we are proposing to rebuild the Ziegler Building Center showroom that was destroyed by fire.

We have applied for the building permit and have learned that you are requiring a public sidewalk along the street because the project is a 20% expansion. The building is not being expanded. The building is simply being reconstructed to the same footprint that existing prior to the fire. The building occupancy is not being increased. We request that you rescind the requirement to construct sidewalk because the reconstruction is not an expansion nor is occupancy being increased.

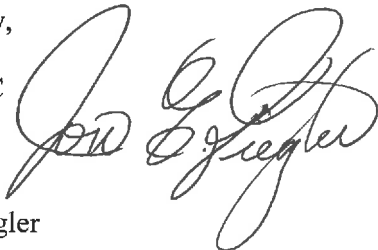
If the City Building Code defines reconstruction of a fire destroyed building as being an expansion or increase in occupancy then consider this a request for a variance to the sidewalk installation requirement as allowed by City Code 12.08.060.

There is not curb and gutter along the street. There are mature trees near the property lines. The existing area between the street and property line is lower than the street and drains poorly. The ground at our property line is lower than the street at most locations. For these reasons we do not think sidewalk construction is appropriate until the City lowers the street and rebuilds it with curb and gutter.

Please give me a call if you have any questions.

Sincerely,

JLZ LLC



John Ziegler