



TRANSMITTAL LETTER

DAVIS ENGINEERING, INC.....1060 KINGS ROAD.....RAPID CITY, SD 57702

DATE: February 14, 2013

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

RE: Conditional Use Permit for Lot 3 of Tract SB of Springbrook Acres Subdivision

Submitted herewith please find the following items;

1. Completed and signed Application (2 pages)
2. Vicinity Map
3. Existing Landscaping Map
4. Site Plan (4)
5. One 8 1/2 x 11 Site Plan
6. House and Garage Elevations (1 page)
7. Check for \$250.00 application fee.

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FEB 14 2013

Rapid City Community Planning
& Development Services

This property belongs to Bob and Debbie Biernbaum. They are in the process of designing a new residence on this lot. The building permit application will be submitted within the next two weeks. The lot is divided into two parts by a private roadway. Mr. and Mrs. Biernbaum would like to build a Garage/Storage building across the private road to the West of their new residence. The new building will be constructed the same as the new residence with respect to Architecture and colors and at the same time as the new residence.


The new Garage/Storage building will be 30' x 30' or 900 sq. ft. Adding this to the attached residence garage of 1088 sq. ft. will make a total area for the Garages of 1988 sq. ft. This exceeds the allowable size of 1500 sq. ft. in Park Forest zoning by 488 sq. ft.

On October 7, 2010 the owner of Lot 2 of Tract SB just North of Lot 3 applied for and received a conditional use permit for an oversize garage. The neighbors were all contacted and there were no objections. The nature of these lots is such that they are located above everything else in the area so that no one below these lots can see anything directly above them.

This request is the minimal adjustment necessary to allow Mr. And Mrs. Biernbaum to build this detached garage/storage building and have the enjoyment and best use of their property.

If you have any questions please call.

Thank you;

A handwritten signature in black ink, appearing to be "Ronald D. Davis", written over a horizontal line. The signature is somewhat stylized and loops back to the left.

Ronald D. Davis, PE/RLS #3095 SD
605-341-3095
rm70@q.com

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& Development Services**