

15VA003

Amendment to project description for #15VA003  
Gary Brundige and Shelly Deisch (Applicants and Owners)  
4021 West Chicago Street  
Rapid City, SD 57702

September 15, 2015

Applicants proposed the construction of a 14 X 44 foot "tandem" attached garage on the cement footprint of the previous carport at the residence they are remodeling at 4021 West Chicago St. The original protective covenants on the development required a 5 foot setback on interior lot lines except for garages which required a 3 foot set back. Zoning has since moved setbacks to 8 foot for interior lot lines. Applicants tried to develop a plan that would provide protection and security for their vehicles that was in harmony with the neighborhood. The proposed garage on the original carport footprint would require a variance to reduce the setback to 5 foot. Initial analysis by Planning and Development for Rapid City and the Rapid City Fire Department was unfavorable. Additionally, the neighbor adjacent to the garage side objected to a wall adjacent to their home. Applicants requested a continuance to develop another alternative.

The City suggested an alternative detached garage (20 X 24 foot) in the back yard on the 8 foot setback which would require the addition of 3 foot of fill, the removal of a mature shade tree and the encroachment of an unreasonable ~45% of the back yard by garage, driveway and 37.5% slope on setbacks. Access for a second vehicle would very difficult due to the proximity and overlap of the garage and home. This alternative is not viable or reasonable.

On September 11, 2015, Applicants met with the neighbors and fire marshal Rich Broderick on site to discuss alternatives. Revised plan design elements were also discussed with City building office. The fire marshal and the neighbors are comfortable with and will support the revised site plan as presented.

The revised plan herein calls for a detached, single car garage (16 X 22 foot) in the rear of the house that is in concert with several of the properties in the neighborhood as noted in the report by city Planning. This garage would be set 4 feet behind the existing home on the existing driveway and extending an additional 14 foot beyond the existing driveway. The mature shade tree would be retained. The extension roof to the front of the garage would extend 8 foot to the front affording protection to a vehicle, would be under the eve of the house (detached) and would not overlap the neighbor's house maintaining clearances for fire safety. The existing open area between the existing homes would be maintained for fire safety and access.

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