

Planning Commission Staff Report

September 6, 2017
Laura Abernathy, Planning Coordinator
Variance – Kevin Bauer, 2114 Cooper Loop

Background/History

Kevin Bauer of 2114 Cooper Loop is in early planning stages to construct a 32'x36' garage on his property. Due to the angle of the lot and location of the house, he is requesting a 5.16' rear setback to allow for the construction of the garage. The property is a residential structure occupied by the applicant and is zoned Medium-Density Residential Housing. The rear setback in this zoning district is designated as 10' from the property line.

Notifications

Neighboring landowner concerns: 7 official notifications were sent to neighboring land owners within 200' of the property. Those notifications resulted in the following results based on assessed property values:

Approve = 71.6% (2 – Northgate Community Homes represented 14 homes as they are the deed holders)

No Response = 28.4% (5)

Disapprove = 0% (0)

Recommendations

Staff recommends approval of the request, as long as the applicant meets the minimum hard surfacing requirement of 400 square feet.

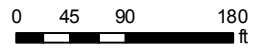
Budget Impact

At this time there is no direct financial impact to the City budget.



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2114 Cooper Loop



July 14, 2017

City of Sturgis SD, Meade County SD

BOUNDARY AND SITE SURVEY

The purpose of this Survey is to provide a representation of the information gathered at the time of inspection for the interested parties. This Survey is based on existing and confirmed boundary evidence and also shows existing structures at the time of this Boundary and Site Survey. All dimensions are as found during this Survey or per record dimensions from existing Plats of record as noted.

LEGAL DESCRIPTION

Lot 8R, Block 7 of Hillview Subdivision. Located in the SW 1/4 of the SE 1/4 Section 9, Township 5 North, Range 5 East, Black Hills Meridian, City of Sturgis, Meade County, South Dakota.

Posted Address: 2114 Cooper Loop, Sturgis SD 57785

As shown by the Plat recorded in Plat Book 25 on Page 89.

JOB NO.: 17-082

SURVEYED BY: BJ

DATE: 03-27-2017

DRAWN BY: RSH

SURVEYOR'S CERTIFICATE

I, Shanon E. Vasknetz, do hereby certify that this is a Boundary and Site Survey shows the boundary and dwellings as located on the premises described in this report and that this report is an accurate representation of the information gathered at the time of inspection of the subject property.



SHANON E. VASKNETZ RLS 7719

BASELINE SURVEYING, Inc.

1921 Lazelle Street, Sturgis, SD. 57785
PHONE: 605-490-1401 FAX: 605-347-9333

SCALE: 1" = 20 FEET

⊙ Denotes Found 5/8" Rebar and Cap marked 'VASKNETZ RLS # 7719'.



LINE	BEARING	DISTANCE
L1	N 89°57'17" E	5.00'
L2	S 06°24'16" E	29.67'
L3	N 43°14'10" W	24.29'
L4	S 00°02'43" E	10.46'
L5	S 70°03'44" E	30.62'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	80.00'	51.06'	50.20'	S 71°40'14" W	36°34'06"
C2	80.00'	40.58'	40.14'	N 38°51'22" E	29°03'38"
C3	80.00'	34.03'	33.77'	S 12°08'25" W	24°22'16"

