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Planning and Zoning
108 Sherman Street
Deadwood, SD 57732



Questions Contact:
Kevin Kuchenbecker
(605) 578-2082 or
kevin@cityofdeadwood.com

Application No. _____

APPLICATION FOR CONDITIONAL USE PERMIT

Application Fee: \$200.00

Applicants: Please read thoroughly prior to completing this form. Only complete applications will be considered for review.

Name of Proposed Development: Burlington Bed and Breakfast

Street Location of Property: 5 Burlington Street

Legal Description of Property: Peck's Garden s/D Lot 4
PLAT BK1 PG284

Zoning Classification of Property: R1

Name of Property Owner: Jay and Pam Smith Telephone: (605) 580-5498

Address: 5 Burlington Street Deadwood SD 57732
Street City State Zip

Name of Applicant: Jay and Pam Smith Telephone: (605) 580-5932

Address: 5 Burlington Street Deadwood SD 57732
Street City State Zip

1. The following documents shall be submitted:

- An improvement survey, including all easements,
- Development plan, including site plan with location of buildings, usable open space, off-street parking, loading areas, refuse area, ingress/egress, screening, proposed or existing signage, existing streets, and
- A written statement addressing the criteria for approval.

Uses of Building or Land: residential / Bed and Breakfast

Signature of Applicant: Jay M Smith Pam Smith Date: June 1, 2023

Signature of Property Owner: Jay M Smith Pam Smith Date: June 1, 2023

Fee: \$ 200.00 Paid On 6/9/2023 Receipt Number 20186067

Legal Notice Published

Date: _____

Hearing Date: _____

PLANNING AND ZONING ADMINISTRATOR:			
Approved/P&Z Administrator:	Yes	No	Signature: _____ Date: _____
PLANNING AND ZONING COMMISSION:			
Approved/P&Z Commission:	Yes	No	Date: _____
DEADWOOD BOARD OF ADJUSTMENT:			
Approved/City Commission:	Yes	No	Date: _____

Reason for Denial (if necessary): _____

June 1, 2023

Development Plan for Bed and Breakfast

5 Burlington Street, Deadwood

The house on our property is now vacant after the death of my mother, Deloris Stratton. Jay and I would like to convert the house into a Bed and Breakfast establishment. We live in a house on the same property. For years (since the mid 70's) that building was a gun shop run by my father, Glenn Stratton.

We feel a Bed and Breakfast would be the perfect use of the house. It is close to a trolley stop, within walking distance of downtown Deadwood, and across the street from the Mickelson Trail. We live on the property and would provide upkeep and supervision. It is a small house and would accommodate 4 people at the most. It has one bed and one bath with a sleeper sofa in the living room. There is off-street parking and garbage cans are kept in the garage.

Jay and I are lifelong residents of Deadwood and love where we live. We have taken care of lots of people in our lives and hospitality is one of our strong suits. Jay will be home full time. I am a teacher at Lead-Deadwood Elementary School and would be home full-time during the summer months. We will provide a comfortable, clean, and aesthetically pleasing home away from home for visitors to the Black Hills. We will strive to keep our neighborhood a quiet, clean, family-friendly place to live.

As we begin pursuing this venture, we realize there are improvements we must make to the house to meet building codes such as egressed windows in the bedroom and extra fire alarms. We also need to get a tax certificate, lodging license, and Deadwood Business License. We do not want to get the cart before the horse, however, and our main concern at this point is the Conditional Use Permit.

Thank you for your consideration.

Jay and Pam Smith

605-580-5408

605-580-5932