

OFFICE OF
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**PLANNING AND ZONING MEETING
BOARD OF ADJUSTMENT
STAFF REPORT
June 23, 2023**

APPLICANT: Hueners Living Trust and John & Sharon Martin

PURPOSE: Adjusting Property Lines

GENERAL LOCATION: Stage Run Addition

LEGAL DESCRIPTION: PLAT OF LOTS 21A AND 22A, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA FORMERLY LOTS 20 REVISED, 21 AND 22, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION

FILE STATUS: All legal obligations have been completed.

ZONE: R1 – Residential District

STAFF FINDINGS:

Surrounding Zoning:

North: R1 – Residential

South: Future Development Area

East: R1- Residential

West: R1 - Residential

Surrounding Land Uses:

Residential Dwellings

Vacant Land

Residential Dwellings

Residential Dwellings

SUMMARY OF REQUEST

The purpose of this final plat is to facilitate adjusting the lot lines for Lots 20 Revised, 21, and 22. Lot 20 was revised on June 7, 2023 to add the drainage area behind it. This plat creates Lots 21A and 22A.

FACTUAL INFORMATION

1. The property is currently zoned R1 - Residential.
2. Lot 21A is comprised of 0.584 Acres \pm .
Lot 22A is comprised of 0.283 Acres \pm .
3. The subject property is located within a R1- Residential Zoning designation.
4. The property is not located within a flood zone or flood hazard zone.
5. Public facilities are available to serve the property.
6. The area is currently characterized by residential homes.

STAFF DISCUSSION

The subject properties are owned by legal entities, and they desire to divide the lot between theirs to increase the size of their lots. The lots meet the area and bulk requirements for square footage.

1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
2. Land is identified with a new legal description for the transfer of the land.
3. Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
4. A date is shown on the plat and serves to "fix in time" the data represented on the plat.
5. The street bounding the lot is shown and named.
6. All certifications are indicated and correct on the plat.
7. Dimensions, angles and bearings are shown along the lot lines.
8. Scale of the plat is shown and accompanied with a bar scale.
9. Area's taken out of the mineral survey and remaining acreage is indicated on the plat.

ACTION REQUIRED:

1. Approval/Denial by Deadwood Planning and Zoning
2. Approval/Denial by Deadwood Board of Adjustment