

OFFICE OF  
PLANNING, ZONING AND  
HISTORIC PRESERVATION  
108 Sherman Street  
Deadwood, SD 57732



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**STAFF REPORT**  
**PLANNING AND ZONING MEETING**  
December 9, 2020

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**APPLICANT:** Robb & Wendy Nelson

**PURPOSE:** Consolidating Parcels

**GENERAL LOCATION:** Centennial Avenue

**LEGAL DESCRIPTION:** Lot 8A, Block K, Original Townsite, City of Deadwood,  
Lawrence County, South Dakota Formerly Portions of Lots 8 and 9, Block K

**FILE STATUS:** All legal obligations have been completed.

**ZONE:** R1 – Residential District

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**STAFF FINDINGS:**

Surrounding Zoning:

North: R1 – Residential  
South: R1 – Residential  
East: R1 – Residential  
West: R1 – Residential

Surrounding Land Uses:

Residential Dwellings  
Residential Dwellings  
Residential Dwellings  
Residential Dwellings

**SUMMARY OF REQUEST**

The Final Plat for Lot 8A, Block K has been submitted to consolidate parcels of common ownership. The property is located 18 Centennial Avenue and both lots front Centennial Avenue.

## **FACTUAL INFORMATION**

1. The property is currently zoned R1 – Residential District
2. Lot 8A, Block k, is comprised of 0.218 Acres  $\pm$ .
3. The subject property is located within a low density residential 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 contributing historical Victorian homes.

## **STAFF DISCUSSION**

The subject property is owned by a Robb & Wendy Nelson and they desire to have two parcels consolidated into one for the purpose of building a garage. The lot meets 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 plat.
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 Commission
2. Approval/Denial by Deadwood Board of Adjustment.