

OFFICE OF
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**PLANNING AND ZONING MEETING
BOARD OF ADJUSTMENT
STAFF REPORT
June 15, 2023**

APPLICANT: Hole in the Sky Holdings LLC

PURPOSE: Transfer of Land & Creating Property Lines

GENERAL LOCATION: 64 Cliff Street

LEGAL DESCRIPTION: PLAT OF LOTS X1 AND X2 OF RIVERSIDE ADDITION CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA, FORMERLY LOT X OF RIVERSIDE ADDITION LOCATED IN THE NE1/4 OF SECTION, T5N, R3E, B.H.M.

FILE STATUS: All legal obligations have been completed.

ZONE: CH Commercial Highway

STAFF FINDINGS:

Surrounding Zoning:

North: Commercial Highway

South: Commercial Highway

East: R2 – Multi-Family Residential

West: Commercial Highway

Surrounding Land Uses:

Commercial Structure

Single Family Residential Unit

Vacant land

Mobile Home Court

SUMMARY OF REQUEST

The purpose of this plat is to facilitate the transfer of property by dividing lot and establishing property lines. This plat describes the areas located at 64 Cliff Street. The applicant would like to divide the lot into two partials to separate the house from their business parking lot for the purpose of selling the house in the future. This plat will create Lots X1 and X2, formerly Lot X.

FACTUAL INFORMATION

1. The property is currently zoned CH – Commercial Highway.
2. Lot X1 is comprised of 0.181 Acres_±.
Lot X2 is comprised of 0.144 Acres_±.
3. The subject property is located within a Commercial Highway Zoning designation.
4. The property is 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 a mixture of commercial and residential uses along US Highway 85 / Cliff Street.

STAFF DISCUSSION

The subject property is owned by a legal entity, and they desire to have the parcel divided into two parcels. The lot(s) 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 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. Approved by Planning and Zoning Commission on June 21, 2023.
2. Approval/Denial by Deadwood Board of Adjustment