



BOARD OF ADJUSTMENT FINAL PLAT

Staff Report

Date: August 3, 2023
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
RE: Final Plat

APPLICANT(S): Kevin Schilling
PURPOSE: Adjusting Property Lines
ADDRESS: 30 Burnham Street
Deadwood, Lawrence County, South Dakota
LEGAL DESCRIPTION: Plat of Lot 1A, Block 9 1/2 of Highland Park Addition
Formerly Lots 1, 2, and 3, Block 9 1/2 of Highland
Park Addition and a Portion of Tract 2 of Palisade
Stone Placer, M.S. 794, Located in the NW1/4 of
Section 23, T5N, R3E, B.H.M., City of Deadwood,
Lawrence County, South Dakota
FILE STATUS: All legal obligations have been completed.
ZONE: R1 – Residential District

STAFF FINDINGS:

Surrounding Zoning:	Surrounding Land Uses:
North: R1 – Residential District	Residential Dwellings
South: R1 – Residential District	Residential Dwellings
East: R1 – Residential District	Residential Dwellings
West: R1 – Residential District	Residential Dwellings

SUMMARY OF REQUEST

The purpose of this plat is to facilitate adjusting the lot lines for Lot 1A for the purpose to sale. This plat combines Lots 1, 2 and 3 as well as Part of Tract 2.

FACTUAL INFORMATION

1. The property is currently zoned R1 - Residential.
2. Lot 1A is comprised of 0.135 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

There was a boundary conflict between the Kevin Schilling and the owner of Tract 2 – Bonnie Fosso. Mr. Schilling is purchasing Part of Tract 2 to and is combining it with Lots 1, 2 and 3 in to one plat for the purpose to sale the property.

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. Recommendation was made on August 2, 2023, by Planning and Zoning Commission to approve the final plat for adjusting property lines.
2. Approve/Deny/Approve with Conditions by City of Deadwood Board of Adjustment.