

OFFICE OF
PLANNING, ZONING AND
HISTORIC
PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



Jeramy Russell
Planning and Zoning Administrator
Telephone (605) 578-2082
jeramyr@cityofdeadwood.com

STAFF REPORT
BOARD OF ADJUSTMENT
April 19, 2021 MEETING

APPLICANT: Darleen A. Hicks

PURPOSE: Creating Property Lines for the Purpose of Land Transfer

GENERAL LOCATION: Calamity Lane Area

LEGAL DESCRIPTION: PLAT OF LOTS K1 AND K2 BEING A PORTION OF TRACT H OF THE SUBDIVISION OF PROBATE LOT 327 AND LOT 5 OF PECK'S GARDEN SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 27, T5N, R3E, B.H.M. LAWRENCE COUNTY, SOUTH DAKOTA

FILE STATUS: All legal obligations have been completed.

ZONE: R2: Residential Multi-family

STAFF FINDINGS:

Surrounding Zoning:

North: C – Commercial
South: CH – Commercial Highway
East: C – Commercial
West: CH – Commercial Highway

Surrounding Land Uses:

Vacant Land
Condominiums
Vacant Land
Condominiums

SUMMARY OF REQUEST

The purpose of this plat is to establish a new property line for the purpose of transferring land. This plat describes the area located off Calamity Lane. Ownership of this parcel is selling approximately half of the lot to Keith Ewy and will keep the remaining. To accomplish this, a property line has been created on the plat separating the two parcels.

FACTUAL INFORMATION

1. The property is currently zoned R2 – Multi-Family.
2. The proposed lots are comprised of the following acreage: Lot K1 0.757 Acres \pm , Lot K2 0.780 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.

STAFF DISCUSSION

The proposed plat does not require a variance and is compliant with all City of Deadwood zoning ordinances. Plat was approved by City of Deadwood Planning & Zoning Commission on April 7, 2021.

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.

ACTION REQUIRED:

1. Approved by City of Deadwood Planning & Zoning Commission on April 7, 2021.
2. **Approval /Denial by City of Deadwood Board of Adjustment.**