

Return Completed Form To:
Planning and Zoning
108 Sherman Street
Deadwood, SD 57732



Questions Contact:
Kevin Kuchenbecker
(605) 578-2082 or
kevin@cityofdeadwood.com

Application No. _____

APPLICATION FOR CONDITIONAL USE PERMIT

Application Fee: \$500.00

Applicants: Please read thoroughly prior to completing this form. Only complete applications will be considered for review.

Name of Proposed Development: _____

Street Location of Property: 81 Charles St Deadwood SD

Legal Description of Property: Original Town of Deadwood Lot 7 Blk 74

Zoning Classification of Property: Commercial

Name of Property Owner: BNS Properties LLC Telephone: (605) 545-1009

Address: 3942 Fairway Hills Dr Rapid City SD 57702
Street City State Zip

Name of Applicant: Lorann Berg, Manager Telephone: (605) 545-1009

Address: 3942 Fairway Hills Dr Rapid City SD 57702
Street City State Zip

1. The following documents shall be submitted:

- a. An improvement survey, including all easements,
- b. Development plan, including site plan with location of buildings, usable open space, off-street parking, loading areas, refuse area, ingress/egress, screening, proposed or existing signage, existing streets, and
- c. A written statement addressing the criteria for approval.

Uses of Building or Land: Short term and long term rental

Signature of Applicant: Lorann Berg Date: 02/16/24

Signature of Property Owner: _____ Date: _____

Fee: \$ 500 Paid On 2/23/24 Receipt Number 00191879

Legal Notice Published _____ Date: _____ Hearing Date: _____

PLANNING AND ZONING ADMINISTRATOR:			
Approved/P&Z Administrator:	Yes	No	Signature: _____ Date: _____
PLANNING AND ZONING COMMISSION:			
Approved/P&Z Commission:	Yes	No	Date: _____
DEADWOOD BOARD OF ADJUSTMENT:			
Approved/City Commission:	Yes	No	Date: _____

Reason for Denial (if necessary): _____

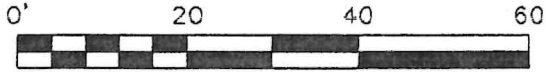


ARLETH LAND SURVEYING, LLC
24 CLIFF ST.
DEADWOOD, SD 57732
805-578-1637

IMPROVEMENT SURVEY

CERTIFIED TO: OMNI HOME FINANCING
OWNER: GARRY MILLER

DATE: DECEMBER 18, 2014
SCALE: 1" = 20'
DRAWN BY: FD
JOB NO: 9153

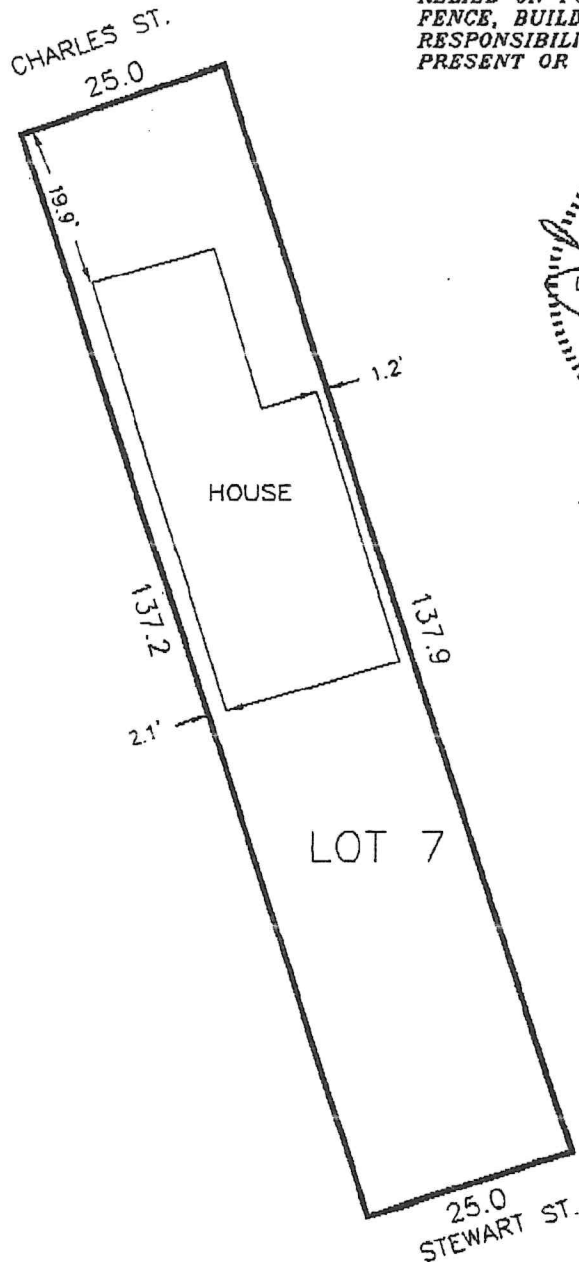


LEGAL: LOT 7, BLOCK 74 OF THE ORIGINAL TOWN OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA, AS SHOWN ON THE P.L. ROGERS MAP OF THE TOWN OF DEADWOOD.



SURVEYOR'S CERTIFICATE


I, JOHN M. ARLETH, DO HEREBY CERTIFY THAT THIS MORTGAGE LOAN INSPECTION SHOWS THE DWELLING AS LOCATED ON THE PREMISES DESCRIBED IN THIS REPORT AND THAT THIS REPORT WAS PREPARED ONLY IN CONNECTION WITH A NEW MORTGAGE AND IS NOT INTENDED OR REPRESENTED TO BE A LAND OR PROPERTY LINE SURVEY; THAT NO CORNERS WERE SET AND THAT THIS REPORT IS NOT TO BE USED OR RELIED ON FOR THE ESTABLISHMENT OF ANY FENCE, BUILDING OR OTHER IMPROVEMENTS. NO RESPONSIBILITY IS EXTENDED HEREON TO THE PRESENT OR FUTURE LANDOWNERS.

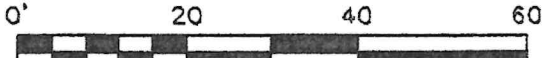


BNS Properties LLC
81 Charles Street

Item B of CUP application, Development Plan

Attached is a copy of the survey with notes describing the rooms and outside areas of the house. As far as development plans, we want to remodel the kitchen in the spring, but no other plans for change.

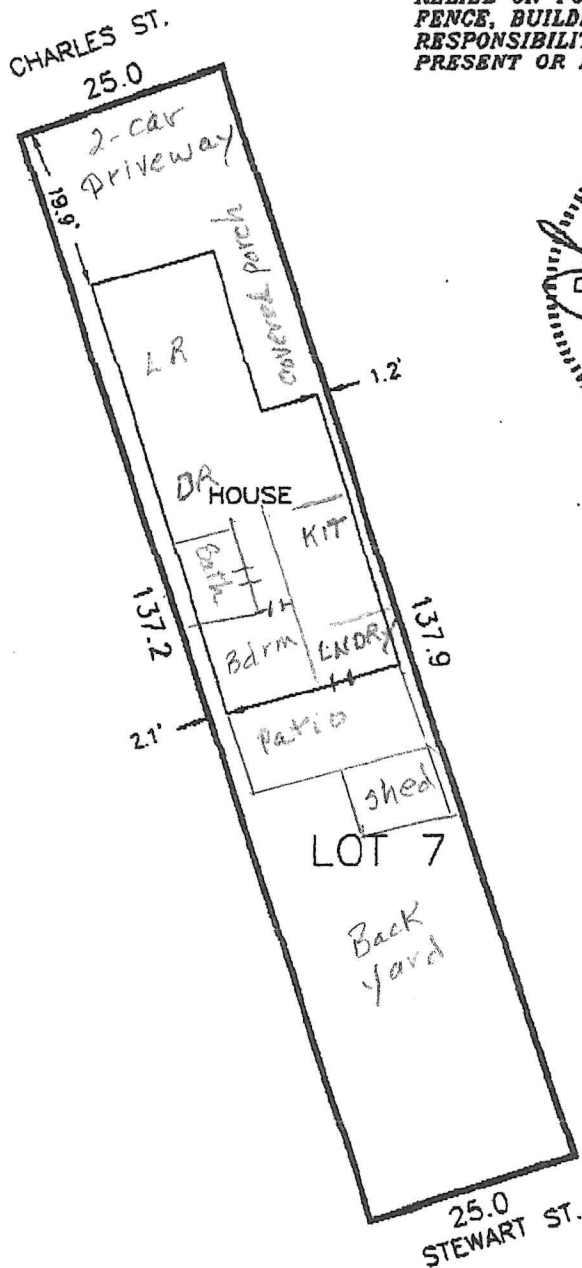
 ARLETH LAND SURVEYING, LLC 24 CLIFF ST. DEADWOOD, SD 57732 605-578-1637	IMPROVEMENT SURVEY	DATE: DECEMBER 18, 2014
	CERTIFIED TO: OMNI HOME FINANCING	OWNER: GARRY MILLER



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BNS Properties LLC
3942 Fairway Hills Drive
Rapid City SD 57702

February 27, 2024

Deadwood Planning and Zoning
108 Sherman St
Deadwood SD 5773

Re: 81 Charles Street

Dear Sirs,

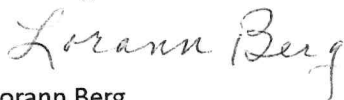
81 Charles Street is a one-bedroom house with a large living-dining area, a full kitchen and bathroom, and a back porch laundry room which leads out to a patio. The back yard is fenced all around and contains a garden shed. There is a private paved driveway in front of the house with space for two vehicles.

It has been a vacation rental since 2015, while also being rented long term through a few winters. We allow up to 4 guests to stay, but most bookings are for two. We provide some kitchen and bathroom supplies for our guests such as coffee, creamer, shampoo, and the like.

The house has been very popular on Airbnb with high ratings for comfort and cleanliness, and we intend to keep up the good work.

Thank you for your attention to this application for a Conditional Use Permit.

Sincerely,

A handwritten signature in cursive script that reads "Lorann Berg".

Lorann Berg
Manager