

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
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Kevin Kuchenbecker
Planning, Zoning and
Historic Preservation Officer
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Public Notification

Date: June 16, 2025
To: Deadwood Property Owner/Resident
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
RE: Request for Variance

NOTICE IS HEREBY GIVEN, that the following person(s) has submitted to the City of Deadwood Planning and Zoning Office a Request for Variance to Ordinance Chapter 17.28.040 (B) – Front Yard Requirements and Ordinance Chapter 17.28.040 (C) – Side Yard Requirements.

APPLICANT(S): Dion Friedt

LEGAL DESCRIPTION: Lot 14B, Block 4A of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood formerly Lot 14, Block 4A located in the SW $\frac{1}{4}$ of Section 14, the SE $\frac{1}{4}$ of Section 15, the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 22 and the N $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

ADDRESS: 125B Mystery Wagon Road

NOTICE IS FURTHER GIVEN that said application will be heard by the Planning and Zoning Commission within and for the City of Deadwood, State of South Dakota, at a regular meeting to be held Wednesday, July 2, 2025, in the Commission Room at 102 Sherman Street, Deadwood, South Dakota, at 4:00 p.m. or soon thereafter as the matter at which time and place any such person interested may appear and show cause, if there be any, why such special exception should not be granted. A public hearing will also be held by the Deadwood City Commission at 5:00 p.m. on Monday, July 7, 2025, at the same location.

NOTICE IS FURTHER GIVEN, that the proposed Request for a Variance is on file and available for public examination at the Deadwood Planning and Zoning Office located at 108 Sherman Street, Deadwood, South Dakota.

ANY interested person or his/her agent is invited to submit oral or written comments or suggestions regarding the request to the Commissions or their agent prior to or at the public hearing.

The purpose of this mailed notice is to reasonably inform the surrounding property owners of the application for a Request for Variance and to inform you of the type of variance being requested.

If you have any questions, please feel free to contact our office at 605-578-2082.