

OFFICE OF
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BOARD OF ADJUSTMENT STAFF REPORT APPLICATION FOR PLAT

Date: April 6, 2026
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
To: Board of Adjustment
RE: Application for Plat

APPLICANT: Marty Reynolds

PURPOSE: Re-plat existing six lots into three lots in anticipation of new development.

ADDRESS: 57 Lincoln Avenue

LEGAL DESCRIPTION: Plat of Lots 4A, 4B & 4C, Block 46 formerly Lot 4, Lot A and a portion of Lots 23, 24, 25 & 26, Block 46 Original Townsite City of Deadwood, Lawrence County, South Dakota located in the SW ¼ of Section 23, T5N, R3E, B.H.M.

STAFF FINDINGS:

Surrounding Zoning:

North: R1 - Residential

South: R1 - Residential

East: R1 - Residential

West: R1 - Residential

Surrounding Land Uses:

Residences

Residences

Residences

Residences

SUMMARY OF REQUEST

The purpose of this request is to re-plat six (6) existing lots into three (3) lots. Lot 4A has an existing single family dwelling unit on it, with an address of 57 Lincoln Avenue. Lots 4B and 4C will each have a single-family dwelling unit built on them.

FACTUAL INFORMATION

1. The property is currently zoned R1 – Residential.
2. Combined lot will be comprised of 9060 square feet \pm which equates to 0.208 acres \pm .
3. The property is not located within a floodplain.
4. Public facilities are available to serve the property.
5. The area is currently characterized by single-family homes.

STAFF DISCUSSION

The subject property is owned by Martin Reynolds.

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. Areas taken out of the mineral survey and remaining acreage is indicated on the plat.

ACTION REQUIRED:

1. Approval/denial by Deadwood Board of Adjustment. (Approved by Planning and Zoning Commission March 18, 2026)