

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



Kevin Kuchenbecker
Planning, Zoning and
Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

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: Jon and Kim O'Shaughnessy

PURPOSE: Replat lots to accommodate include deck on 29 Terrace Street as part of property and provide a side yard to 25 Terrace Street.

ADDRESS: 25 and 29 Terrace Street

LEGAL DESCRIPTION: Plat of Lot 11A, Block 64 and Lot 1A, Block 65 formerly Lots 1, 2, and 3, Block 65, a portion of Lot 9, all of Lots 10 and 11, Block 64 and a portion of Probate Lot 103 City of Deadwood, Lawrence County, South Dakota.

FILE STATUS: All legal obligations have been completed.

STAFF FINDINGS:

Surrounding Zoning:

North: R1 - Residential
South: R1 - Residential
East: R1 - Residential
West: R1 - Residential

Surrounding Land Uses:

Open Space
Residences
Open Space
Residences

SUMMARY OF REQUEST

The purpose of this plat is to clean up lot lines at 29 Terrace Street. This will place the entirety of the deck in the backyard. Currently, the deck sits between three (3)

different parcels. Replatting 29 Terrace Street necessitates a replat of 25 Terrace to create a 5,000 square foot lot at that address.

FACTUAL INFORMATION

1. The property is currently zoned R1 – Residential.
2. Combined lots will be comprised of 15,740.05 square feet \pm which equates to 0.36 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 a single-family dwelling units.

STAFF DISCUSSION

The subject property is owned by Jon and Kim O'Shaughnessy.

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. Approval/Denial by Deadwood Board of Adjustment (approved by Planning and Zoning Commission March 18, 2026)