

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

PLANNING AND ZONING MEETING
BOARD OF ADJUSTMENT
STAFF REPORT
June 14, 2023

APPLICANT: Donna Keller

PURPOSE: Consolidating Parcels

GENERAL LOCATION: 58 Pleasant Street

LEGAL DESCRIPTION: PLAT OF LOT D-1 BEING A SUBDIVISION OF A PORTION OF SCHOOL LOT 70 AND LOTS D AND E OF THE SUBDIVISION OF PROBATE LOT 439 LOCATED IN THE NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

FILE STATUS: All legal obligations have been completed.

ZONE: R1 Residential

STAFF FINDINGS:

Surrounding Zoning:

North: Residential

South: Residential

East: Residential

West: Residential

Surrounding Land Uses:

Cemetery

Vacant Land

Vacant Land

Vacant Land

SUMMARY OF REQUEST

The Final Plat for Lot D-1 of the subdivision of Probate Lot 439 has been submitted to consolidate parcels of common ownership. The property is located off Pleasant Street. The address for D-1 is 58 Pleasant Street.

FACTUAL INFORMATION

1. The property is currently zoned R1 – Residential.
2. Lot D-1 will be comprised of 0.425 Acres_±.
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.
6. The area is currently characterized by open space, one historic home and adjacent to the St. Ambrose Cemetery.

STAFF DISCUSSION

The subject property is owned by a single owner, and they desire to have three parcels consolidated into one parcel. The lot meets the area and bulk requirements for square footage.

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 Planning and Zoning
2. Approval/Denial by Deadwood Board of Adjustment