

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
March 18, 2024**

APPLICANT: Patrick L. Mollman

PURPOSE: Combining two (2) lots

GENERAL LOCATION: Intersection of McGovern Hill Road and Charles Street,
north of Mickelson Trail

LEGAL DESCRIPTION: PLAT OF TRACT A1 OF M.S. 207 FORMERLY TRACT A OF M.S.
207 FORMERLY TRACT A OF M.S. 207 AND LOT MK5 OF THE MICKELSON TRAIL CITY OF
DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA LOCATED IN THE NE ¼ OF SECTION
27, T5N, R3E, B.H.M.

FILE STATUS: All legal obligations have been completed.

ZONE: CH – Commercial Highway

STAFF FINDINGS:

Surrounding Zoning:

North: Park Forest

South: Commercial Highway

East: Commercial Highway

West: Commercial Highway

Surrounding Land Uses:

Open Space

Mickelson Trail

Mobile Home Park

Service Station

SUMMARY OF REQUEST

The purpose of this plat is to facilitate the combination of two lots so that a garage can be constructed on the site. This plat describes the area located at the intersection of McGovern Hill Road and Charles Street. This plat will create Tract A1 of M.S. 207.

FACTUAL INFORMATION

1. The property is currently zoned CH – Commercial Highway.
2. Lot will be comprised of 0.497 Acres±.
3. The subject property is located within a Commercial Highway Zoning designation.
4. The property is located outside of a special flood hazard zone.
5. Public facilities are available to serve the property.
6. The area is currently characterized by a mixture of open space, commercial and residential uses along Charles Street.

STAFF DISCUSSION

Tract A of the subject property is owned by Southside Services, Inc., and Lot MK5 is owned by Patrick L. Mollman. The interest is to have the two parcels combined and owned by Patrick L. Mollman and Rhonda Mollman. Currently, Tract A is being utilized as a service station and Lot MK5 is an unimproved lot. The lot(s) 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 Board of Adjustment