

OFFICE OF
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PLANNING AND ZONING MEETING
BOARD OF ADJUSTMENT
STAFF REPORT
August 11, 2023

APPLICANT: Kraft Living Trust and Terry and Dawn Bahr

PURPOSE: Adjusting Property Lines

GENERAL LOCATION: 1 Katon Drive

LEGAL DESCRIPTION: PLAT OF LOT 3R-1 REVISED OF KATON SUBDIVISION FORMERLY LOT 3R-1 OF KATON SUBDIVISION, LOT AB1 OF PLACER 58, LOT AB1 OF PLACER CLAIM 57 AND LOT 1 OF THE SUBDIVISION OF TRACT E-1 BEING A PORTION OF PLACER M.S. 57, PLACER M.S. 58 AND HILLSIDE PLACER M.S. 749 LOCATED IN THE SE1/4 OF SECTION 27, T5N, R3E, B.H.M. CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

AND

PLAT OF LOT 1 REVISED OF THE SUBDIVISION OF TRACT E-1 FORMERLY LOT 1 OF THE SUBDIVISION OF TRACT E-1 BEING A PORTION OF HILLSIDE PLACER M.S. 749 LOCATED IN THE SE1/4 OF SECTION 27, T5N, R3E, B.H.M. CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

FILE STATUS: All legal obligations have been completed.

ZONE: CH – Commercial Highway

STAFF FINDINGS:

Surrounding Zoning:

North: CH – Commercial Highway
South: PF – Park Forest
East: CH – Commercial Highway
West: CH – Commercial Highway

Surrounding Land Uses:

Hotel and Businesses
Vacant Dwellings
Residential Dwellings
Apartments

SUMMARY OF REQUEST

The purpose of this plat is to facilitate adjusting the lot lines for Lot 3R-1 and Lot 1 Revised for the for the owner of Lot 3R-1 to access to their driveway.

FACTUAL INFORMATION

1. The property is currently zoned CH – Commercial Highway.
2. Lot 3R-1 Revised is comprised of 8.790 Acres \pm and Lot 1 Revised is comprised of 0.932 Acres \pm .
3. The subject property is located within a R1- Residential Zoning 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 residential homes.

STAFF DISCUSSION

There was a boundary conflict between the Kraft's and the owner of Lot 1 Revised – Terry and Dawn Bahr. The Kraft's driveway encroaches onto Lot 1 Revised property. This plat will adjust the property lines to allow the Kraft's to have full accessibility to their driveway.

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 Commission
2. Approval/Denial by Deadwood Board of Adjustment