

Return Completed Form To:
Planning and Zoning
108 Sherman Street
Deadwood, SD 57732



Questions Contact:
Kevin Kuchenbecker
(605) 578-2082 or
kevin@cityofdeadwood.com

Application No. _____

APPLICATION FOR CONDITIONAL USE PERMIT

Application Fee: \$500.00

Applicants: Please read thoroughly prior to completing this form. Only complete applications will be considered for review.

Name of Proposed Development: 1899 Inn - Bed and Breakfast

Street Location of Property: 25 Lincoln Ave., Deadwood

Legal Description of Property: Original Town Deadwood Lots 12, 13, & 14 ex SE 10' BIK 42, pt vacated Cemetery St. & pt Lots E, F & G BIK 35 Plat 1987-00160

Zoning Classification of Property: R1

Name of Property Owner: Arnon Sternhagen Telephone: (605) 580-4911

Address: 21 Lincoln Ave., Deadwood SD 57732
Street City State Zip

Name of Applicant: Arnon Sternhagen Telephone: (605) 580-4911

Address: 1017 Gushurst St Lead SD 57754
Street City State Zip

1. The following documents shall be submitted:

- a. An improvement survey, including all easements,
- b. Development plan, including site plan with location of buildings, usable open space, off-street parking, loading areas, refuse area, ingress/egress, screening, proposed or existing signage, existing streets, and
- c. A written statement addressing the criteria for approval.

Uses of Building or Land: Bed and Breakfast

Signature of Applicant: [Signature] Date: 4/16/24

Signature of Property Owner: [Signature] Date: 4/16/24

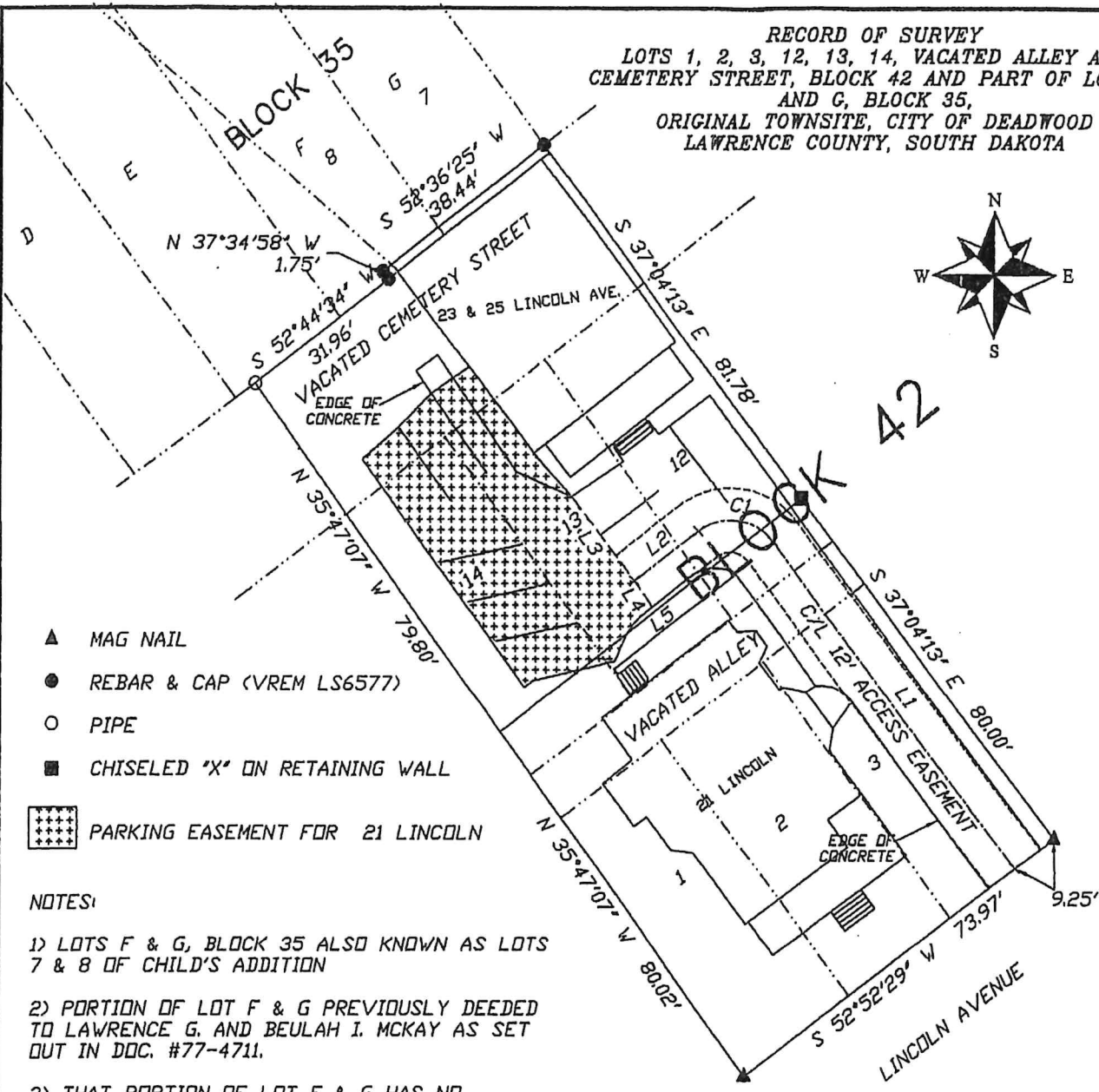
Fee: \$ 500 Paid On 4/16/24 Receipt Number 192926

Legal Notice Published Date: _____ Hearing Date: _____

PLANNING AND ZONING ADMINISTRATOR:			
Approved/P&Z Administrator:	Yes	No	Signature: _____ Date: _____
PLANNING AND ZONING COMMISSION:			
Approved/P&Z Commission:	Yes	No	Date: _____
DEADWOOD BOARD OF ADJUSTMENT:			
Approved/City Commission:	Yes	No	Date: _____

Reason for Denial (if necessary): _____

RECORD OF SURVEY
LOTS 1, 2, 3, 12, 13, 14, VACATED ALLEY AND
CEMETERY STREET, BLOCK 42 AND PART OF LOTS F
AND G, BLOCK 35,
ORIGINAL TOWNSITE, CITY OF DEADWOOD
LAWRENCE COUNTY, SOUTH DAKOTA



- ▲ MAG NAIL
- REBAR & CAP (VREM LS6577)
- PIPE
- CHISELED "X" ON RETAINING WALL
- ▨ PARKING EASEMENT FOR 21 LINCOLN

NOTES:

- 1) LOTS F & G, BLOCK 35 ALSO KNOWN AS LOTS 7 & 8 OF CHILD'S ADDITION
- 2) PORTION OF LOT F & G PREVIOUSLY DEEDED TO LAWRENCE G. AND BEULAH I. MCKAY AS SET OUT IN DOC. #77-4711.
- 3) THAT PORTION OF LOT F & G HAS NO DOCUMENTED METES AND BOUNDS DESCRIPTION, HENCE ON THIS SURVEY, THAT PORTION OF LOT F & G IS LOCATED 0.20 FEET OFF THE EAVE LINE OF THE BUILDING SHOWN



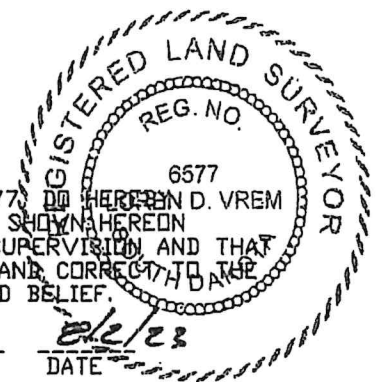
LINE	BEARING	DISTANCE
L1	N 37°07'31" W	76.91'
L2	S 52°53'34" W	15.52'
L3	N 37°06'26" W	19.82'
L4	S 37°06'26" E	6.00'
L5	S 52°52'21" W	72.18'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	10.00'	15.70'	14.14'	N 82°06'59" W	89°58'55"

SURVEYOR'S CERTIFICATE

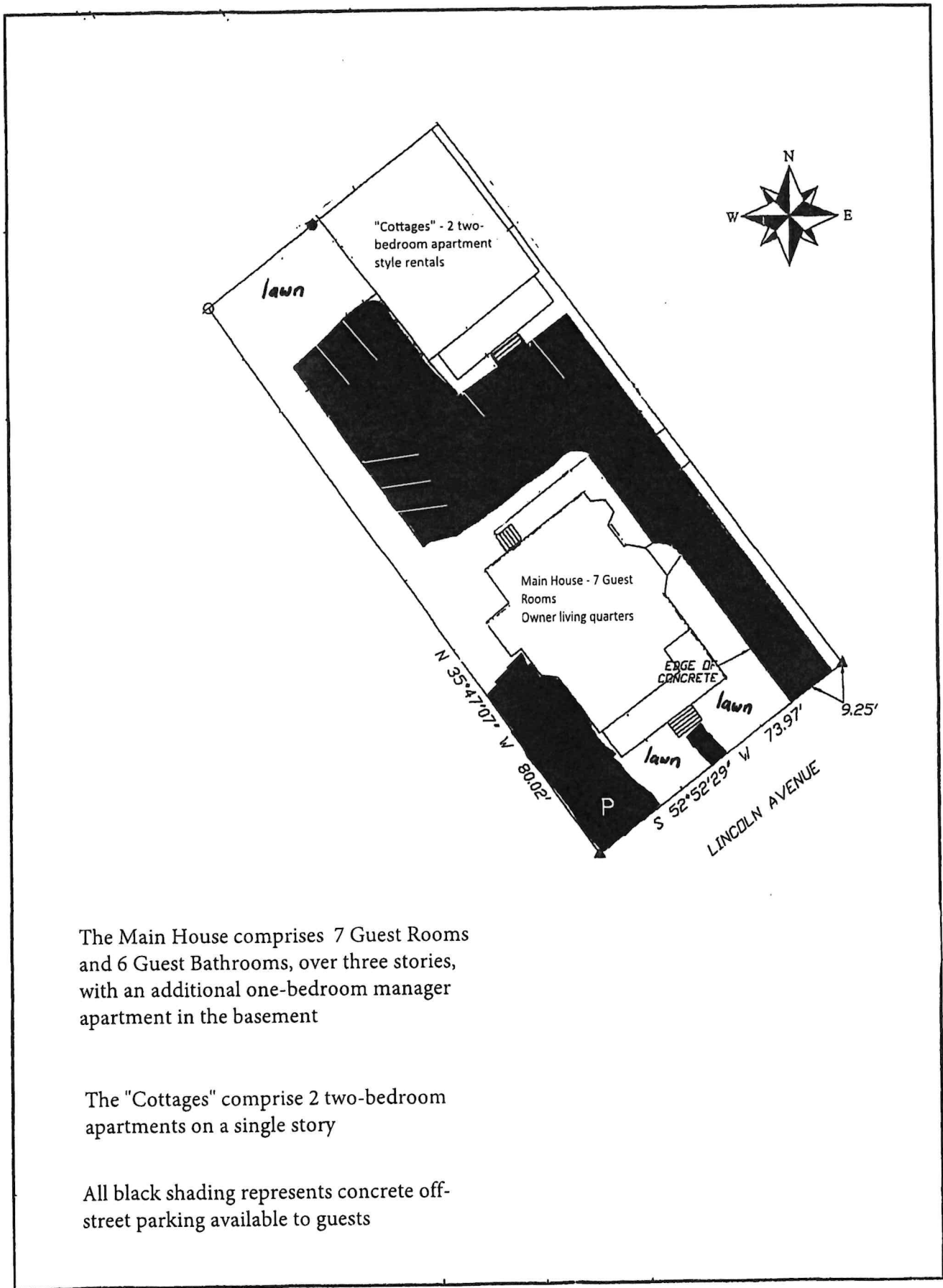
I, LOREN D. VREM R.L.S. 6577, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS SURVEYED UNDER MY SUPERVISION AND THAT ALL DIMENSIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LOREN D. VREM R.L.S. 6577 DATE 8/2/23



Prepared By:
PONDEROSA LAND SURVEYS, L.L.C.
 332A WEST MAIN ST.
 LEAD, SD 57754
 (605) 722-3840

Date:	8/2/2023
Drawn By:	L. D. Vrem
Project No.:	23-141
Dwg. No.:	23-141.dwg



The Main House comprises 7 Guest Rooms and 6 Guest Bathrooms, over three stories, with an additional one-bedroom manager apartment in the basement

The "Cottages" comprise 2 two-bedroom apartments on a single story

All black shading represents concrete off-street parking available to guests



Aaron Sternhagen
1017 Gushurst Street
Lead, SD 57754

April 15, 2024

Deadwood Planning and Zoning
108 Sherman Street
Deadwood, SD 57732

To Whom it May Concern,

I am submitting herewith an application for a conditional use permit to operate a bed and breakfast at 21 Lincoln Ave in the Presidential District of Deadwood. The property currently operates as a bed and breakfast under the business name "1899 Inn" and has been managed by Tom and Nyla Griffith for the last 4-5 years. I am currently under contract to purchase the turn-key operation, and hope to begin management by June 1st, 2024, the start of the busy tourism season in Deadwood.

The property consists of two historic buildings with a concrete parking area poured therebetween. The "Main House" comprises seven guest bedrooms with manager living quarters in the basement. The first floor of the Main House offers a formal dining room along with one guest room, and the remaining six guest rooms are located on the second and third floors of the home. The "Cottages" are comprised of two two-bedroom apartment style rentals, each with their own kitchen and bathroom. A concrete driveway and parking lot has been poured between the two buildings to provide a drop-off area and off-street parking for guests.

The manager/owner of the property will reside full-time in the basement apartment of the Main House, and will be on-site to assist guests with parking, checking in, and the like. Breakfast will be served on a daily basis, being available to guests of both the Main House and the Cottages, but not available to the general public. I am requesting that a single Conditional Use Permit be granted for both buildings, encompassing the entirety of the 9 units, and I will maintain the necessary licenses with the City of Deadwood and State of South Dakota.

This property has been a valuable historic asset to Deadwood for over a century, and I am excited and honored to share it with the visitors of our wild-west town.

Please feel free to contact me with any information or concerns.

Kind Regards,



Aaron Sternhagen

605-580-4911