

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: Hidden Gulch Cabin

Street Location of Property: 140 Timm Lane, Deadwood, SD. 57732

Legal Description of Property: M.S. 107 Lot 6 Arnio S/D

Zoning Classification of Property: Highway Commercial

Name of Property Owner: Glen and Sherry Morovits Telephone: (605) 490-8438

Address: 338 S 5th Street, Douglas, WY, 82633
Street City State Zip


Name of Applicant: Glen Morovits Telephone: (605) 490-8438

Address: 338 S 5th Street, Douglas, WY, 82633
Street City State Zip

1. The following documents shall be submitted:

- An improvement survey, including all easements,
- 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
- A written statement addressing the criteria for approval.

Uses of Building or Land: Vacation Rental

Signature of Applicant:  Date: Mar 27, 2024
Glen Morovits (Mar 27, 2024 2:17 PM)

Signature of Property Owner:  Date: Mar 27, 2024
Glen Morovits (Mar 27, 2024 2:17 PM)

Fee: \$ _____ Paid On _____ Receipt Number _____

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): _____







Conditional Use Permit Application 2024 Application

Final Audit Report

2024-03-28

Created:	2024-03-28
By:	Mark Kazmer (Century21Kaz@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA6QOs5vLVcc_JhXJ8ka04uPfOwwLE3Plu

"Conditional Use Permit Application 2024 Application" History

-  Document created by Mark Kazmer (Century21Kaz@gmail.com)
2024-03-28 - 4:00:05 AM GMT - IP address: 24.124.106.4
-  Document emailed to gmorovits@gmail.com for signature
2024-03-28 - 4:02:13 AM GMT
-  Email viewed by gmorovits@gmail.com
2024-03-28 - 4:14:15 AM GMT - IP address: 172.226.137.4
-  Signer gmorovits@gmail.com entered name at signing as Glen Morovits
2024-03-28 - 4:17:00 AM GMT - IP address: 208.114.69.240
-  Document e-signed by Glen Morovits (gmorovits@gmail.com)
Signature Date: 2024-03-28 - 4:17:02 AM GMT - Time Source: server- IP address: 208.114.69.240
-  Agreement completed.
2024-03-28 - 4:17:02 AM GMT



Written Statement - 140 Timm Lane Short-Term Rental CUP Application
March 29th, 2024

Attn: Members of the Planning & Zoning Commission and Committee, and the Deadwood City Commissioners

Greetings City Leaders,

My name is Mark Kazmer, and I am the President and Property Manager of VacationintheBlackHills.com. I am writing on behalf of owners Glen and Sherry Morovits to ask for your approval of our Conditional Use Permit for a Short-Term Rental at 140 Timm Lane, and to provide some recent history on this property.

This property has been used as a Short-Term Rental for the past 4 years, and a long-term rental from mid-2017 to July of 2019. My property management company is VacationintheBlackHills.com, a division of Kazco Properties, LLC in Spearfish, and we manage 8 properties in the Black Hills including Thunder Ridge, including the property at 1 Katon Drive in Deadwood. In addition to our website, we utilize VRBO and Airbnb, and the owners we represent have a good history of clean, well-maintained properties, and the property at 140 Timm Lane has been one of them.

First off, I want to apologize as my company assumed that the Department of Health License and the City License had already been obtained. We have subsequently applied for the SD DOH Lodging License, and the initial inspection has been completed. On the report, we were asked to install a smoke alarm in the 3-seasons room, clean up the construction debris from the recently completed 3-seasons room, and to submit a water sample from the well. Those three items have been completed. The final item that needs to be completed is to replace the bedroom windows for proper egress, and those windows were ordered and have been received. Installation is scheduled to be done by the owners during their stay this March 29th – April 4th.

Although my company carelessly assumed that the licenses had already been obtained, we have dutifully collected and remitted sales and tourism taxes from Day 1, and of course that would not change. This property also imposes a stringent code of conduct of our guests, and that includes quiet hours so the neighbors are not adversely affected. At the beginning, we contacted Mary Timm, owner of the property at 120 Timm Lane, and made her aware of what we were doing. I provided our contact information and asked her to notify us if there were ever any disturbances from the guests. To date, our guests have been very respectful, and we have not had a single issue. The smaller size of this property has made it a desirable rental, appealing to an older demographic looking for a quieter location.

Since this property can only host 4 people at a time, there is plenty of parking – even if the guests arrive in pickup trucks pulling trailers. The property is also used regularly by the owners and thus the number of nights booked by travelers will continue to be in the 100 to 150 nights per year range. There has been, and will continue to have, minimal impact in the neighborhood.

I ask that you consider the previous successful (albeit unauthorized) operation of this property and approve the Conditional Use Permit for a Short-Term Rental as allowed by the Highway Commercial zoning.

Respectfully submitted,

A handwritten signature in black ink that reads "Mark Kazmer". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Mark Kazmer
President and Property Manager
Kazco Properties, LLC
VacationintheBlackHills.com

Development Plan

Hidden Gulch Cabin, 140 Timm Lane, Deadwood, SD, 57732

140 Timm Lane is a single-family home built on Lot 6 of the Arnio Subdivision, behind The Deadwood Gulch Hotel and Casino. Owners Glen and Sherry Morovits wish to continue to run a Short-Term Vacation Rental of the property. No further development of additional units will or can be done due the size of the parcel.

Property Site Plan – Existing Layout

140 Timm Lane is a 2-bedroom, 1-bathroom single family home consisting of 938 square feet of living space, as well as a 3-seasons room that was recently completed. The 3-seasons room replaces the back patio and mudroom at the NW corner of the house currently shown on the Lawrence County GIS report showing the drawing of the house (attached). The only other addition considered is a 2-car garage, but that is not planned for the foreseeable future. The GIS report shows 2 sheds, but one has been removed.

Usable Open Space

As the lot is just .29 acres or 12,632 square feet, the remaining usable space is a small backyard, the front yard, and a large driveway. As a single lot, there is no room for community-use open space.

Off-Street Parking

The large driveway is roughly 60' long and 26' wide (see attached image). Guests are not allowed to park on Timm Lane. The property is advertised to sleep 4, so off-street parking is more than sufficient to accommodate 4 guests.

Loading and Refuse Areas

There is no loading area or the need for one as the property is a single-family residence. Any deliveries would be standard residential delivery like UPS, FedEx, or retail delivery services such as appliance delivery, lumberyard deliveries, etc. No commercial dumpster is on site, nor is one needed as the volume of trash is minimal. All refuse is stored in standard residential trash cans and is removed by the owner's son, who lives in Deadwood.

Ingress/Egress – Existing Street

No additional ingress or egress roads or driveways will be constructed, nor do they need to be. All access to the property is via Timm Lane and the Deadwood Gulch Parking lot (see attachment).

Signage

There is no existing signage nor is there any planned.

Respectfully submitted,

A handwritten signature in black ink that reads "Mark Kazmer". The signature is written in a cursive style with a long horizontal flourish at the end.

Mark Kazmer
President and Property Manager
Kazco Properties, LLC
VacationintheBlackHills.com

Lawrence County, SD

Summary

ParcelNumber 30900-00107-010-60
Quick Ref ID R13580
Property Address 140 TIMM LN
Brief Tax Description M.S. 107 Lot 6 Arnio S/D Plat Bk2 Pg88D
(Note: Not to be used on legal documents)
Taxing Unit Group 40-1_DE-DW
Lot Size (SF) 12763
Acreage 0
Property Class Residential
Zoning N/A
Lot Number 6
Block Number
Subdivision Mineral - Deadwood
S-T-R
Plat 2-88D
Ward 05
City Ward



Owner

MOROVITS, GLEN E
 338 S 5TH ST
 DOUGLAS, WY 82633

MOROVITS, SHERRY L
 338 S 5TH ST
 DOUGLAS, WY 82633

Residential Buildings

Year Built: 1939
Bedrooms: 2
Half Baths: 0
Full Baths: 1
Wall Height: 8
Style 1: One Story
Style 2:
Living Sq Ft: 938
Owner Occupied: Yes

Building Permits

Number	Amount	Type	Issue Date	Status	Description
22-0151	\$37,000.00	Deck, Patio, or Porch	09/19/2022	O	Add a 3 season patio in the back yard. Concrete slab work starts in Oct 2022. Post & beam work starts May 2023.
04-0031	\$2,000.00	Reroof	05/17/2004	C	REROOF
05-0047	\$0.00	Demo	07/18/2005	C	DEMOLITION

Land

Land Type	Description	Soil	Acres	Unit Type
	DWD RESIDENTIAL		0	Sqft

Recent Sales in Area

Sale date range:

From: 03/28/2014 To: 03/28/2024

Sales by Neighborhood

1500 Feet Sales by Distance

Sales

SaleDate	SalePrice	Validity	Inst Type	Book / Page
9/19/2017	\$117,500	Yes	WD - Warranty Deed	2017/04463

Valuation

All values reflect full and true values before any adjustments or exemptions are applied

Assessed Year	2023	2022	2021
ApprLandValue	\$41,140.00	\$34,950.00	\$30,950.00
ApprImprovementValue	\$124,850.00	\$99,880.00	\$83,230.00
ApprTotalValue	\$165,990.00	\$134,830.00	\$114,180.00

Tax Units

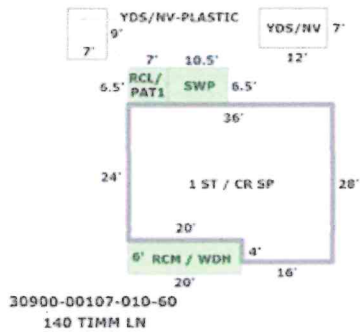
Code	Description	Rate
40-1	40-1 Lead-Deadwood School	
C_DW	CITY-DEADWOOD	
DE	DE-Deadwood Fire	

Images



Sketches

To print an image, click to view then right-click and open in new tab.



No data available for the following modules: Commercial Buildings, Other Buildings.

This Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden for determining accuracy, completeness, timeliness, merchantability, and fitness for or the appropriateness for use rests solely on the user. There are no implied warranties of merchantability or fitness for a particular purpose. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

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 Schneider
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