

OFFICE OF  
PLANNING, ZONING AND  
HISTORIC PRESERVATION  
108 Sherman Street  
Deadwood, SD 57732



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**STAFF REPORT**  
**BOARD OF ADJUSTMENT**  
MAY 2, 2022 MEETING

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**APPLICANT:** Louis & Linda Stojack  
1415 Pioneer Trail  
Bulhead City, AZ 86429

**PURPOSE:** Create New Lot/Future Sale

**GENERAL LOCATION:** 62 Denver Avenue

**LEGAL DESCRIPTION:** *Lots 1 and 2 of Tract 1 of Block N, O.T. Deadwood; Formerly the E. Part of Lot 13 and Part of Lot 12, Block N, O.T. Deadwood, City of Deadwood, Lawrence County, South Dakota*

**FILE STATUS:** All legal obligations have been completed.

**ZONE:** R1 - Residential

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**STAFF FINDINGS:**

Surrounding Zoning:

North: Park Forest  
South: Residential  
East: Residential  
West: Residential

Surrounding Land Uses:

Vacant Land  
Single-Family Homes  
Single-Family Homes  
Single-Family Homes

**SUMMARY OF REQUEST**

The Final Plat of Lot 1 and 2 of Tract 1 has been submitted to create a new buildable lot for future sale and development. The property is located on Denver Avenue.

## **FACTUAL INFORMATION**

1. The property is currently zoned R1 – Residential
2. Lot 1 is comprised of 0.166 Acres±  
Lot 2 is comprised of 0.292 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.

## **STAFF DISCUSSION**

This plat meets all requirements from the City of Deadwood's Zoning Ordinance. The Stojack's have been advised that private off-street parking will need to be designed for any future new construction.

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. Approved by Deadwood Planning and Zoning Commission on April 20, 2022.
2. Approval / denial by Deadwood Board of Adjustment.