

OFFICE OF  
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**PLANNING AND ZONING MEETING**  
**STAFF REPORT**  
September 4, 2024

**APPLICANT:** Adrian A. Newkirk, Jr.

**PURPOSE:** Adjust lot lines between Lot 5 and Lot 6 to provide space between the house on Lot 5 and the lot line shared with Lot 6. Rename Lot 5 to Lot 5A.

Combine Lots 6, 7, 8 and portion of Lot 9 and subdivide into two lots. Rename the two lots Lot 9A and Lot 9B.

**GENERAL LOCATION:** 15 Forest Avenue

**LEGAL DESCRIPTION:** Plat of Lots 5A, 9A, and 9B Block P, Original Townsite, Formerly Lots 5, 6, 7, 8 and a portion of Lot 9, Block P 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: R1 - Residential

South: R1 - Residential

East: R1 - Residential

West: R1 - Residential

Surrounding Land Uses:

Residential

Residential

Residential

Residential

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## **SUMMARY OF REQUEST**

*The purpose of this plat is to adjust the lot line between two (2) existing lots (Lot 5 and Lot 6) and subdivide four (4) other lots (Lots 6, 7, 8, and a portion of 9) into two (2) new lots.*

*The adjustment of the lot lines between Lot 5 and 6 will allow space between the house located at 15 Forest Avenue (which sits on Lot 5) and the lot line it shares with Lot 6. Further, the lot that the house at 15 Forest Avenue sits on will be renamed Lot 5A.*

*The subdivision of Lots 6, 7, 8 and a portion of Lot 9 into two (2) lots will allow for the possibility of development in the future. The two newly created lots will be named Lots 9A and 9B.*

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## **FACTUAL INFORMATION**

1. The properties are currently zoned R1 – Residential.
2. Lot 5A (15 Forest Avenue) is comprised of 0.214 Acres $\pm$ .
3. Lot 9A (formerly Lot 6, and a portion of Lots 7 and 8) is comprised of 0.608 Acres $\pm$ .
4. Lot 9B (formerly a portion of Lots 7, 8 and 9) is comprised of 0.235 Acres $\pm$ .
5. The property is located outside of a flood zone or flood hazard zone.
6. Public facilities are available to serve the property.
7. The area is currently characterized by single family residential homes.

## **STAFF DISCUSSION**

Lot 5 is owned by the applicant who desires to widen the lot at 15 Forest Avenue. The widening of the lot will allow space between the house and the lot line shared between Lots 5 and 6. Lot 5 will subsequently be renamed Lot 5A. In addition, Lot 6, and a portion of Lots 7, 8 and 9 will be combined to create a single lot. This lot will be named Lot 9A. A separate portion of Lots 7, 8 and 9 will also be combined to create another single lot. This lot will be named Lot 9B.

Currently, Lots 6 – 8 and a portion of Lot 9 are undeveloped but do contain remnants of past structures. Archaeology and approval from the Historic Preservation Commission may be required prior to any building on this site.

The three (3) proposed new lot(s) meet the lot size requirements as outlined in City Ordinance 17.24.040.

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.

**ACTION REQUIRED:**

1. Approval by Planning and Zoning Commission
2. Approval/Denial by Deadwood Board of Adjustment