

OFFICE OF
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BOARD OF ADJUSTMENT STAFF REPORT APPLICATION FOR PLAT

Date: July 20, 2026
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
To: Board of Adjustment
RE: Application for Plat

APPLICANT: Dennis Castanie

PURPOSE: Combine ten (10) existing lots and create one (1) lot.

ADDRESS: 27 Lincoln Avenue

LEGAL DESCRIPTION: Lot 4A of Block 42, formerly Lots 4, 5, 6, 7, 8, 9, 10 & 11, Block 42 part of Lots H, I, J & K, Block 35, vacated Cemetery Street and vacated alley located in the NW $\frac{1}{4}$ of Section 26 and the SW $\frac{1}{4}$ Section 23, T5N, R3E, B.H.M., Original Townsite, City of Deadwood, Lawrence County, South Dakota.

STAFF FINDINGS:

Surrounding Zoning:

North: R1 - Residential

South: R1 - Residential

East: R1 - Residential

West: R1 - Residential

Surrounding Land Uses:

Residences

Residences

Residences

Residences

SUMMARY OF REQUEST

The purpose of this plat is to combine ten (10) lots into a single lot for the purpose of ease of use of the property and the ability to obtain building permits in the future.

FACTUAL INFORMATION

1. The property is currently zoned R1 – Residential.
2. Combined lot will be comprised of 18,034 square feet $\pm$ which equates to 0.414 acres $\pm$.
3. The property is not located within a floodplain.
4. Public facilities are available to serve the property.
5. The area is characterized by single and multi-family residences.

STAFF DISCUSSION

The subject property is owned by Dennis Castanie.

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 Board of Adjustment (Approved by Planning and Zoning Commission July 15, 2026).