

OFFICE OF  
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**BOARD OF ADJUSTMENT MEETING  
STAFF REPORT**

**DATE:** May 6, 2024  
**FROM:** Kevin Kuchenbecker  
Planning, Zoning & Historic Preservation Officer  
**RE:** Consideration of Final Plat for All Aspects, Inc. Land Surveying

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**APPLICANT:** All Aspects, Inc. Land Surveying on behalf of Brian Kinkler

**PURPOSE:** Adjust lot lines between two lots to allow for construction of outbuilding.

**ADDRESS:** 288 and 284 Williams Street

**LEGAL DESCRIPTION:** PLAT OF LOTS 1 AND 2 OF PROBATE LOTS 354 AND 508; FORMERLY PROBATE LOT 354 EXCEPT THE WEST 11' THEREOF AND PROBATE LOT 508 AND THE WEST 11' OF PROBATE LOT 354; 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 Dwellings  
Residential Dwellings  
Residential Dwellings  
Residential Dwellings

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**SUMMARY OF REQUEST:**

*The purpose of this plat is to adjust the lot line between two lots. This adjustment will allow for the construction of a new garage at 288 Williams Street. The new lot line will move to a location five (5) feet from the existing home on the adjacent lot at 284 Williams Street. This plat will create a larger lot at 288 Williams Street, and a smaller lot at 284 Williams Street.*

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**FACTUAL INFORMATION:**

1. The properties are currently zoned R1 – Residential.
  2. Lot 1 (288 Williams Street) is comprised of 0.164 Acres<sub>±</sub>.
  3. Lot 2 (284 Williams Street) is comprised of 0.327 Acres<sub>±</sub>.
  4. The property is located outside of a flood zone or flood hazard zone.
  5. Public facilities are available to serve the property.
  6. The area is currently characterized by single family residential homes.
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**STAFF DISCUSSION:**

The owner of Lots 1 and 2 desires to widen the lot at 288 Williams Street. The widening of the lot will allow space for a garage to be constructed on that parcel. The widening of Lot 1 will narrow Lot 2. Currently, both parcels are being utilized as single-family residences, and both will remain as such. The lot(s) meets the area and bulk requirements for lot lines, per Deadwood Zoning Code 17.24.040, which states: Where contiguous lots are in single ownership, the setbacks for the structure may be measured from the perimeter of the combined lots.

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.
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**ACTION REQUIRED:**

1. Approved by Planning and Zoning Commission on 05-01-2024
2. Approval/Denial by Deadwood Board of Adjustment