

OFFICE OF
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BOARD OF ADJUSTMENT STAFF REPORT APPLICATION FOR PLAT

Date: August 3, 2026
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
To: Board of Adjustment
RE: Application for Plat

APPLICANT: Martin Reynolds

PURPOSE: Create five (5) new lots from three (3) existing lots for the purpose of development.

ADDRESS: 199 Cliff Street

LEGAL DESCRIPTION: Lots 27, 28 and 30 and vacated McDonald Street of Pecks Gardens Subdivision, located in the NE ¼ and the SE ¼ Section 27, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

FILE STATUS: All legal obligations have been completed.

STAFF FINDINGS:

Surrounding Zoning:

North: R1 – Residential

South: CH – Commercial Highway

East: R1 – Residential

West: R1 – Residential

Surrounding Land Uses:

Residences

Comfort Inn; creek

Residences

Super 8 Hotel; highway

SUMMARY OF REQUEST

The purpose of this plat is to subdivide three (3) existing lots into six (6) new lots for the purpose of building five (5) single-family homes on five (5) of the new lots. An existing structure will remain on one (1) of the lots.

FACTUAL INFORMATION

1. The property is currently zoned R1 – Residential.
2. The combined lots will be comprised of 27,767 square feet $\pm$ which equates to 0.637 acres $\pm$.
3. The property is located within the 500-year and 100-year floodplains, with a small section sitting within the floodway.
4. Public facilities are available to serve the property.
5. The area is currently characterized by a mixture of single-family residential and uses.

STAFF DISCUSSION

The subject property is owned by Martin Reynolds.

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 (Denied by Planning and Zoning Commission July 15, 2026. Continued by Board of Adjustment July 20, 2026).