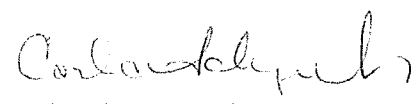


Variance Request for Detached Garage at 10426 Tollgate Lane, Spearfish, SD 57783

When we purchased the subject property in February, 2020, my wife and I had planned to add a 3-car detached garage at some point in the future when we made this property our principal residence. The area at the rear of the lot where the cabin was located gets steeper as you proceed NW up the hill along the rear property line, requiring substantially more excavation, so we decided to reduce the size of the garage to 24' deep x 32' wide and turn it 90 degrees to minimize the excavation required while minimizing the distance from the cabin, which is dictated by the 40' width of the BHE easement. Since the existing underground water line from the pump house to the cabin, along with the underground power supply from the cabin to the pumphouse is already in place, it doesn't allow quite enough room for the garage to be sited between the underground lines and the rear property line without a slightly reduced setback for a portion of the garage. Since it would pose an additional hardship to have to relocate the existing underground water and power supply lines or push the garage further up the hill away from the cabin, we are requesting that the rear ½ of the garage be allowed a reduced setback of no less 21' instead of the 25' setback required by the current PF zoning.

It is our belief that the particular shape and contours of this parcel are unique among all the other parcels in the Tollgate Flats area, particularly in the way the BHE power-line easement crosses the most ideal area on which to build. We also believe that the granting of this variance would not be detrimental to the public welfare, nor injurious to the owner of the adjacent parcel, 15000-00501-140-17, which is substantially larger than our parcel and currently has no improvements. Due to the size of the adjoining parcels, we can see no way that this proposed variance would impact an adequate supply of light and air to the adjacent parcels, nor would it have any impact upon street congestion, fire danger, public safety, or property values. We sincerely hope that the Planning and Zoning Dept, as well as the County Commissioners, will recognize our efforts to request the least possible relief needed to reasonably accommodate our needs, with only 24 SF of the 768 SF garage extending into the setback area.

  
Michael Zachmeier

  
Carla Schanzenbach