



**BOARD OF ADJUSTMENT  
APPLICATION FOR VARIANCE  
FEE: \$ 150.00**

**\*Applicants are responsible for attending the meeting and providing proof of a hardship.**

Name (applicant): Dennis and Tammy Rebelein Phone: 605-695-2871

Address: 1838 Santee Pass Email: dennisr@bannerassociates.com

Name (owner): Dennis and Tammy Rebelein Phone: 605-695-2871

Address: 1838 Santee Pass Email: dennisr@bannerassociates.com

Property address where variance is sought: 1838 Santee Pass

Legal Description: Indian Hills Addn, lot 53, Santee Village, Irregular estimated 24,400 s.f.

**Site Plan Required:** A "top view" or overhead plan, drawn to scale, showing all existing and proposed buildings, structures, fences, lot lines, dimensions and other relevant information regarding the request shall be submitted with all applications.

**Brief statement regarding the variance desired:** We are requesting consideration for a variance to the current front-lot setback, from 30.0 ft to no more than 24.0 ft, to allow for reconstruction of an original front deck to our raised ranch home. The original front deck and replacement deck do not meet current setback requirements.

**Brief statement explaining how your request meets the following criteria:**

Describe special conditions specific to the property (irregular lot boundary, size, unusual topography, etc.) that make it difficult to meet the ordinance requirements and explain why the rules cause an unnecessary hardship that does not affect surrounding properties in the same way: This home sits on the end of a cul-de-sac and was built at an approximate set-back of 32 ft on a "kite shaped" lot. The house was constructed as a raised ranch with a front door approximately 65" above grade. Because of the limited set-back and height of the front door, a front deck is necessary for ingress and egress. The original deck is approximately 6 ft by 8 ft with an angled stairs, in violation of building code riser height, and at an approximate set-back of only 27 ft. We would like to reconstruct the front deck with a slightly larger landing to accommodate more people and reconfigure the stairs to meet code. All adjacent homes were constructed as split foyers placing home entrances at grade with interior stairs. This is the only home in the cul-de-sac that was constructed as a raised ranch with an elevated exterior entrance requiring an exterior deck and stairs.



Applicant's Signature: Dennis Rebelein Digitally signed by  
Dennis Rebelein Date: 06/13/2023

Owner's Signature: Dennis Rebelein Digitally signed by Dennis  
Rebelein Date: 06/13/2023

-----

**BOARD OF ADJUSTMENT**

Decision: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Chairperson, Board of Adjustment

\_\_\_\_\_  
Date