

Variance Request

Martha Groenhof

Address: 406 Barclay ave

Lead, SD 57754

Legal description: Lots 1 and 2, block U, crown point addition

Page 1 Cover letter

Page 2: Variance application

Pages 3-6: Email to Robin Lucero regarding variance response

Page 7: Survey

Page 8: Text message from D. Schumacher

Page 9: drawing of next steps when finishing the retaining wall

Page 10: view from street showing nonobstructed access to one way street, Barclay ave
(aka neighbors driveway), Sanford labs access.

City of Lead - Variance

Date: 2/20/25

Name of Applicant: Martha Groenhof

Address, City, State, Zip: 406 Barclay Ave

Telephone Number: 720-425-9337

Property Variance is being applied for: Same as above Other, complete below

Address, City, State, Zip: _____

Legal Description, (Plat or Legal Survey Required): Lots 1 and 2, Block U

Crown Point Addition, City of Lead, Lawrence County, South Dakota

Fee Collected: \$ _____ Receipt Number: _____

Variance Applied For, including reason for hardship: Driveway outside of allotted distance to property & shipping container within 5ft from property line (see attached email)

Applicant's Signature: [Signature] Date: 2/20/25

Building Inspector: _____ Date: _____

Action Taken by the Lead Planning & Zoning Commission:

Date of Hearing: _____ Located at Lead City Hall

Request Approved Request Denied

Signature of P&Z Official: _____ Date: _____

Action Taken by the Lead City Commission:

Date of Hearing: _____ Located at Lead City Hall

Request Approved Request Denied

Signature of Lead City Mayor: _____ Date: _____

SEAL Attest: _____
Lead City Administrator
Date: _____

This document must be recorded with the Lawrence County Register of Deeds:
Lawrence County ROD
90 Sherman St
Deadwood, SD 57732

**Parcel 1 and 2 : 406 Barclay Ave. Lead,
SD 57754**

From: Martha Groenhof

groenmedicalsolutions@outlook.com

To: Robin Lucero robinl@cityoflead.com

Sent: Monday, February 10 at 3:03 PM

Dear Robin Lucero and whomever this matter concerns:

Robin has confirmed receipt of the survey requested of the property boundaries. I appreciate the guidance in this matter and would like to move forward.

We discussed requesting a variance to cover the location of the newly added shipping container; to that I will oblige.

According to our conversation the S curve at the beginning of the driveway curves in front of the shipping container and it is in the city right of way. I explained that the grade for the driveway that was excavated would have been a nearly impossible incline with the height x distance and additional footage was needed to make this functional long term. The location of the shipping container and driveway were decided due to sewage and electrical lines in the only other location.

I received a call from Chad Knight with Sanford labs on 02/06/25 and at this time he stated that Dennis Schumacher claimed that I had blocked their entrance to the canyon located next to my property. Chad confirmed at that time that he did not believe it was blocked, and that the canyon was accessible. He had no concerns despite the claim.

Robin, as we discussed further, Barclay Ave turns into a one-way street when it gets to the base of my property. There are complaints frequently when I have my vehicle parked in front of my home with my trailer connected as this is a narrow portion of the street and when vehicles are parked on both sides it can cause frustration. For some reason or another, I am the only one that seems to get the blunt of the complaints, even though this is, by my right, where I should be allowed to park. It would appear that at the time that the city was sectioned off that the canyon

was delivery used to accommodate the 6000 train that traveled through the canyon. With this in mind, it appears that this information does not accommodate the fact that the train has not been operated in 80+ years.

Furthermore, I am requesting that the city council or any decision making authority regarding this matter please take into consideration and certainty that the project is my number one priority and that it is consistently being worked and closer to finished.

Please keep these things in mind as they are **pertinent to this project regarding design and financial decisions made:**

a. Dennis arrived at my property the day I was having my shipping container delivered. He **stated that I had to get a building permit**, for which I asked why as I was not building. He continued to insist that I did. That late afternoon I obtained the permit and paid the fee. I then asked for permission to begin burying the shipping container and received a text within the same evening where he gave the "okay" to begin burying task (copy of the text available upon request).

b. 4 weeks after giving the okay to bury, Dennis called my cell phone in a very disgruntled tone while screaming profanities and claiming that it was not within the property line and needed to be moved. The project had already cost roughly 30k dollars and would cost several thousand more to perform this task.

c. After Dennis' call regarding the above I followed up with the city administrator, John. John stated that the driveway and shipping container did not need to be moved and that I could file a variance. John also stated that I **SHOULD NOT HAVE HAD TO GET A BUILDING PERMIT SINCE I WAS NOT BUILDING ANYTHING.**

d. I performed this excavation to create a driveway to avoid further parking on the street and accommodating my neighbors despite my

taking the full expense on a project that is adding to my neighbor's convenience.

e. The snow and freezing temps have made it impossible to fix this and button up this portion of my hill. The driveway S curve is wider than intended and is being brought in slightly. There will be very noticeable changes in the following weeks as the weather permits more outdoor/detail work.

f. With the ongoing outdoor work I am utilizing every day that is warm enough to allow any movement and placement of the materials and ground. I am building the retaining wall with a combo of 4000lbs cement blocks and railroad ties (with rebar and cement mounts). I have also added a layer of 2" clean rocks to assist in any flooding issues of the driveway that sits on top of several layers of 1.5 inch clean, the existing slate and the dirt.

g. French drains have been meticulously placed and will continue to be placed at the drop of a hat for any new signs of incorrect water flow.

Resolution ideas (vs removing and reburying would cost me hours to remove and rebury while fixing any disturbed ground around the foundation.)

1. Have the roadway reevaluated with the likely outdated in regard to the need for this section of the street to be a two way.
2. Allow my S curve to remain intact and in return the city places a no parking sign in front of my home to alleviate the ongoing parking complaints when I am parked on my side of the street and the neighbors, theirs. I would request that this parking sign begin at my mailbox and back which would include the city grate for training and include the grate and fire hydrant that are in the street at the end of my property and into

the next property. This in turn compliments
this proposal idea and will keep these areas
clear.

Thank you,

Martha Groenhof



GroenMedical Solutions, LLC

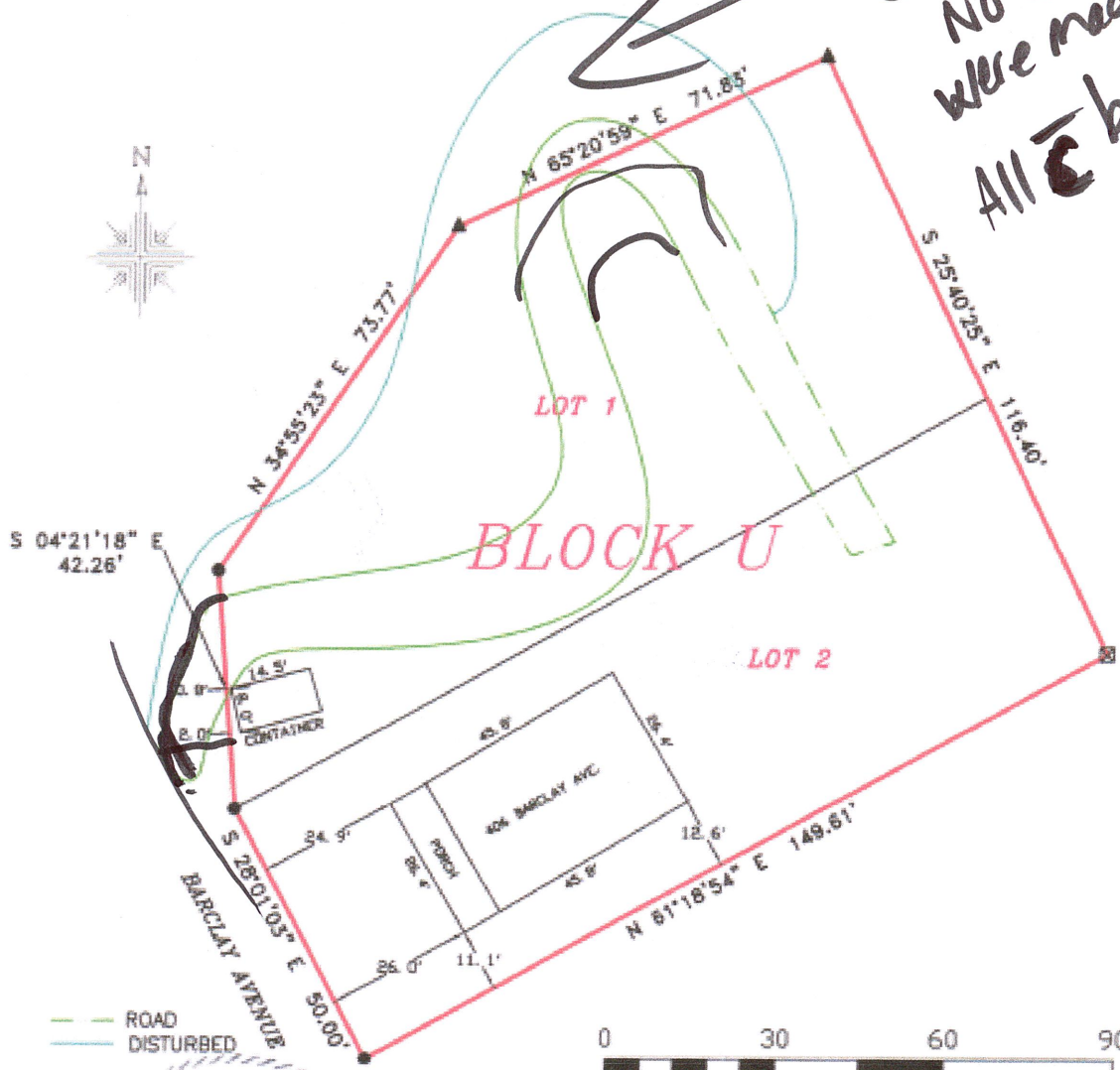
720-425-9337

martha@groenmedical.com

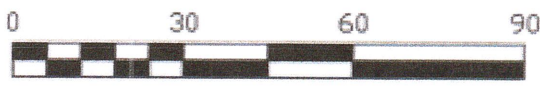
groenmedicalsolutions@outlook.com

RECORD OF SURVEY
 LOTS 1 AND 2, BLOCK U, CROWN POINT ADDITION,
 CITY OF LEAD, LAWRENCE COUNTY, SOUTH DAKOTA

*Cannon
 No changes
 were made
 All boundaries*



ROAD
 DISTURBED



SURVEYOR'S CERTIFICATE

I, LOREN D. VREM R.L.S. 6577, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS SURVEYED UNDER MY SUPERVISION AND THAT ALL DIMENSIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LOREN D. VREM R.L.S. 6577

DATE
 2/6/25

- ▣ REBAR & CAP (ARLETH LS3977)
- REBAR & CAP (VREM LS6577)
- ▲ REBAR & CAP (NJS LS8117)



Prepared By:
PONDEROSA LAND SURVEYS, L.L.C.
 332A WEST MAIN ST.
 LEAD, SD 57754
 (605) 722-3840

Date:	2/6/2025
Drawn By:	T. MILLARD
Project No.:	25-33
Dwg. No.:	25-33.dwg

+1 605-641-5494

Add recipients

ask about something down the road. It's ok. Thank you

Tuesday, November 12, 2024

I looked at the storage shed. Ok to cover it up. Will stop by tomorrow again.

Thank you

I am currently in a virtual meeting. I will call you

← Nov. 6th requested to talk about about project only accepted text mss.

← Tues. Nov 12

← Dennis S.



Rock

Rock

Rock



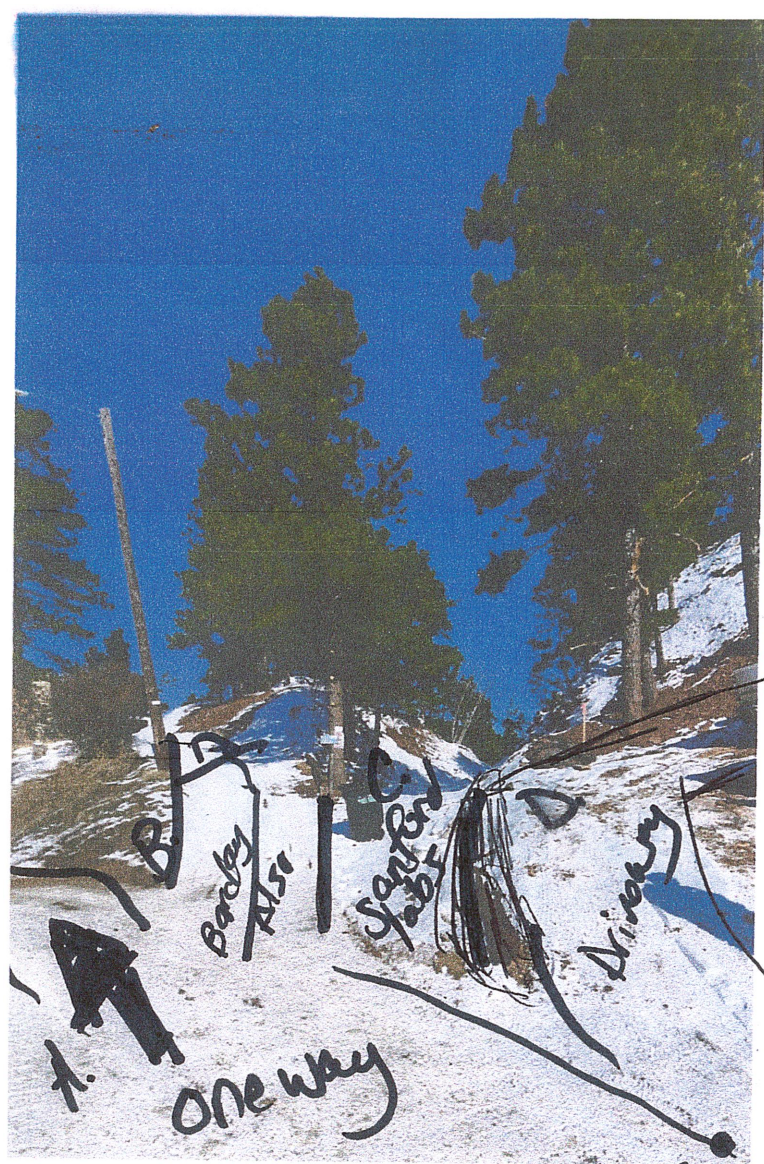
Retaining wall blocks

Road cut when retaining wall built you'll see

Retaining wall blocks

4

9



* A: One way street.
Steep hill.

* B: Neighbors driveway
but also Barclay Ave
up to the property
line according to GLS

* C: Sanford labs
emergency access point.
Unobstructed & confirmed
by Chad Knight on

2/6/25.

D: Driveway, allows my
property to be accessible
at a safe grade

E. path of city workers
when clearing snow.
Unobstructed



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