

VARIANCE
CITY OF LEAD, SOUTH DAKOTA

Date: 9-10-24

Name(s) of Applicant(s): C.B.U. VENTURES LLC / LYNDON WENTZ

Address, City, State, Zip: 421 S MAIN ST. LEAD SD 57754

Phone: 307-660-2161

Property Applied for: ☒ Same as above ☐ Other, complete below.

Legal Description: LOT D OF PARK PLACE ADDITION TO THE CITY OF LEAD, LAWRENCE COUNTY, SOUTH DAKOTA

Fee Collected: \$ 150 Receipt #: _____

Variance Applied for: ENCROACHMENT OF PROPERTY LINES ON NORTHEAST PROPERTY LINE FOR CONSTRUCTION OF NEW GARAGE (SEE ATTACHED EXHIBIT DRAWING WITH SITE PLAN)

Applicant must attend all Planning and Zoning and Commission Meetings; if applicant is absent the Variance may be tabled or denied.

Lyndon R. Wentz
Signature of Applicant

Date: 9-18-2024

Dennis Schumacher
Signature of Building Official

Date: 9-10-24

Robert Walero
Signature of City Planner

Date: 9/10/24

ACTION TAKEN by the LEAD PLANNING & ZONING COMMISSION

☒ Request Approved

☐ Request Denied

Date: 5/27/25

[Signature]
Signature of P & Z official

ACTION TAKEN by the LEAD CITY COMMISSION

☐ Request Approved

☐ Request Denied

Date: _____

Signature of Lead City Mayor

SEAL

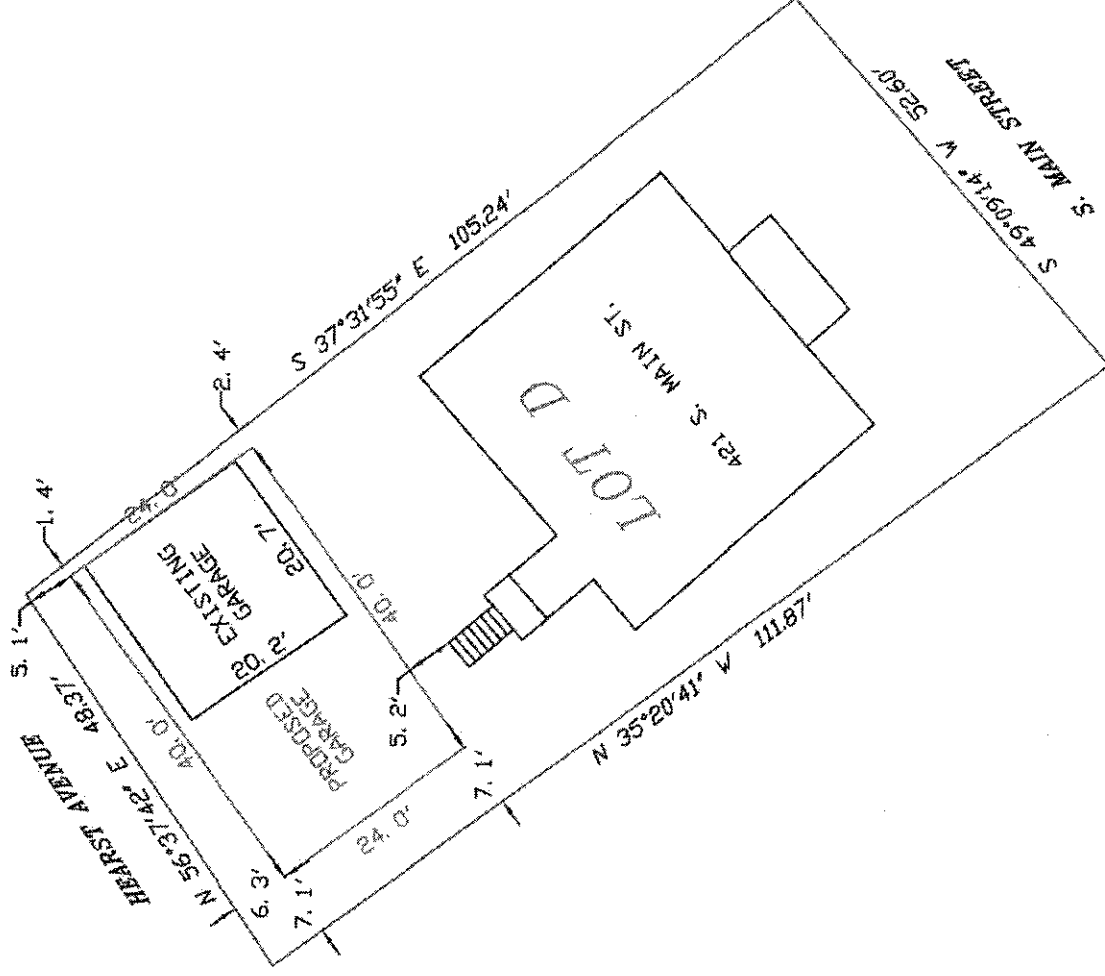
ATTEST

LEAD CITY ADMINISTRATOR

City of Lead
Building Department
801 W Main

Lead, South Dakota 57754 Phone: 605.584.1617 Fax: 605.584.1407 Email: denniss@cityoflead.com

SITE PLAN
FOR A PROPOSED GARAGE
LOT D OF PARK PLACE ADDITION
TO THE CITY OF LEAD,
LAWRENCE COUNTY, SOUTH DAKOTA



	Prepared By:		8/126/2024	
	PONDEROSA LAND SURVEYS, L.L.C.		Drawn By: L. D. Prem	
	332A WEST MAIN ST.		Project No.: 24-322	
	LEAD, SD 57754		Dwg. No.: 24-322.dwg	
		(605) 722-3840		

May 25, 2025

Dear Board Members,

First, I would like to apologize for not being at this meeting in person to submit my building variance request. A medical emergency prevents me from currently attending.

Therefore, my plans and engineering diagrams have been submitted to Mr. Dennis Schumaker. I am proposing to tear down and reconstruct the garage building at 421 South Main Street from Hearst Ave. Currently the west garage door side of the building is approximately 1 ft. below the grade of Hearst Ave., thus allowing all rain and snow to melt to drain toward the garage. This is deteriorating the footing underneath the west side of the garage and draining into the lower level of the garage. Currently the garage is 20 ft. wide by 20 ft. deep and 1 ½ story tall, with a 5 ft. crawl space storage underneath it with access from the east side and sits on a concrete block foundation.

However, the garage is currently built only one ft. off the existing property line. I propose to rebuild all new footings and poured concrete foundation over the existing footprint of the current garage while extending it an additional 4 ft. toward my house to accommodate newer vehicles being able to park inside the garage. The new garage would thus be conforming to all other building codes and setbacks.

Sincerely,

Lyndon Wentz



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