

I am providing this letter of explanation for the approval for the finishing of the addition to our home.

The residence at 12505 Nassau Lane is a 4 bedroom home built in 2007. There was a barn on the property originally as part of the original 10-acre parcel and constructed some 50 – 60 years ago. The barn stood where the new garage is being built. The main use of the barn was to store our tractor/mower, lawn tools, as well as the abundance of outdoor furniture during the winter, as well as other items we did not and could not contemplate storing in the home/garage (gas, pool and pond chemicals, pesticides, etc.). We had the barn roof replaced and the structure painted some 14 years ago when we occupied the original home on what was then, a 10-acre parcel.

During the last 2 years, the barn had begun to deteriorate with some of the structure beginning to rot. Last fall, we decided to replace the barn with a garage. Building another barn was not a good, long term solution. We had originally planned to “rough in” an apartment above the garage which we would finish down the road, so honestly, we did not consider the plumbing/zoning issues when we started the project which in retrospect, was bad planning. My wife and I are in our mid 60’s and plan to live here for as long as we possibly can. We thought that by “roughing in” a small living space above the garage and then finishing before when we might need to have live in help, that the small living quarters was a good idea and ultimately a better solution to allow us to live on the property for as long as possible. We both love the home, property and location, and our kids/grandkids spend a lot of time there enjoying the beauty and the space with us.

A couple of months ago, my wife Brenda and I were looking at the costs to finish out the lower level of the garage with our builder (Jim Peterson) and it became apparent that much of the work we would do in the lower level (insulation, drywall, etc.) would have to be removed to finish the upstairs (HVAC vents/returns, plumbing, electrical). We couldn’t even put in any plumbing for a wash sink. Holding off completing the addition just didn’t make economic sense. So, we asked our builder, Jim Peterson to quote the build out of the upstairs as well. That decision resulted in a hasty request for a variance to accommodate a sewage solution. We are at a standstill and can’t go any farther until we have a solution approved and permitted.

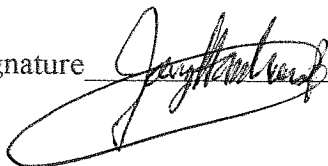
Currently the lower level is finished as a rec. room with a bar kitchen, and two of our Bedrooms contain our his/ her offices (we both entrepreneurs), with the third bedroom used as an exercise room. To have any privacy with live in help in the future, the logical solution is to finish above the new garage (which is attached by a portico to our home).

Today, our property is deed restricted and cannot be subdivided. Please see note 1 on attached. The Water, Gas and Electric are all on single meter(s) at the main house. The Health Department has ruled that with the portico connected to the main house, it is considered one dwelling structure and has given us approval of the onsite lateral field.

We will not rent the area above the garage out to any tenants, Airbnb or otherwise.

Date 6/22/2019 Property owner: Gary Huntoon, Trustee, Huntoon Living Trust

Signature _____



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JUN 24 2019

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