

To whom it may concern,

The intent of this letter is to request permission for variance on recently approved minor plat 26-MPLAT-0020. The variance is in relation to the proposed development of two new construction single family homes. Due to the smaller lot size and opposing layout of these properties in relation to the other adjacent neighborhood homes, the existing front setbacks do not allow for new structures to meet the dimensional standards of Land Development code for Traditional Neighborhoods. Newly developed structures would be required to be placed too far from the road so that the rear setback requirements could also not be met. This is a principal determining factor as to why no housing has existed in these locations prior.

Without a proper variance for these two plats there are many other issues to consider, such as: a new structure would virtually be on top of the rear property line and eliminate a traditional backyard, it would be awkwardly placed and impede upon the privacy of existing neighbors, the poor location of a new structure would be unsightly and lack appeal and contradict the current standard character of the neighborhood. There are a number of negative environmental factors to consider as well if a variance is not approved. First, a substantial number of established trees will have to be removed to allow the footprint of new dwellings. This can be minimized with a variance allowing the new dwellings to be located closer to the street. Secondly the topography of the land slopes heavily towards the back of the property. Adding a structure in these lower areas can cause a significant change in the natural water runoff and potentially create new drainage issues for existing neighbors.

On a positive note, the approval of a variance for a shorter front setback will allow more new housing units to be created within the city limits. New, contemporary, single-family homes will enhance the aesthetic of the neighborhood along with increasing the areas' property values. If the variance is approved, there will be substantially less concrete and building materials used in construction and therefore making the homes more affordable. Lastly, with a shorter variance more green space will be left to enjoy for future families. We hope you will consider the overall benefit of the variance request for the future homeowner, the neighborhood, the environment and the Jefferson County community.

Sincerely,

James Judd
Lou Developments, LLC