

April 26, 2017

RE: 5375 Silver Drive - Setback Variance

Files: ADR-17-005

Parcel NO.: 63231-03-006

Hello Nina;

We are property owners on the back side of this lot (Lot 3 BLK 11 Park Vista Estates ADD). This neighborhood has large lots (half to full acre) with hills. Our attraction to this neighborhood is the large lots providing space around us and the lovely elevated views.

From the proposed site plan, it appears that there is room to move the house forward in the lot without affecting the planned retaining walls or the septic location. Moving the house 5' to the west will only increase the slope minimally, approximately 6" at that part of the lot. Couldn't the elevation of the house be dropped to maintain a current slope of the driveway? With a half acre lot, one would think that you could build within the allowances.

This is an old neighborhood and all the homes have had the same challenges with rough terrain. Has there been other allowances to the setback?

We are not trying to be difficult but are just trying to maintain the open space that the neighborhood brings. We redesigned our deck remodel to accommodate the 25' setback from the original design when it was also 5' too close to the property line. Not as complicated as a new construction but still had the same setback requirements.

Thank you for allowing us to voice our opinion. We do not want to cause any friction with our new neighbors and hope this is resolved amicably.

Sincerely,

Chris and Wendy Becker
5420 Copper Drive