Letter of Intent

November 10, 2021

**Owner:** William Lane

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**Site Location:** 13120 Brentwood Dr, zoned RR-5 and is 17900 sf. TID: 52082-49-001

**Request:** I am requesting a lot area variance of 17900 sf as well as front setback variance of 4’, and rear setback variance of 7’ for the single-family detached dwelling. For the detached garage I am also requesting a front setback variance of 4’ and rear setback variance of 10’.  Current side setbacks for both the garage and house are +25’.

There was previously a variance approved in 1995 for a lot variance of 17,900sf as well as a setback of 4.1 feet where the front yard requirement is 25 feet for a garage. The previous structure burned down in the Black Forest fire of 2013. The property was platted as part of Brentwood Country Club Cabin Sites in August 1926. I am requesting to re-build a single-family dwelling unit that differs by a small degree of positional rotation from the previously-built structure and approved 1995 variance in order to maximize window orientation for comfort and heating efficiency.

**Existing and Proposed facilities, structures, roads:** The existing concrete pad for the garage that was approved as part of the 1995 variance is still in existence. I will be utilizing this existing foundation for the garage on the property. Brentwood Road is an existing county road, which will be taken access from.

There exists a hardship with this property as it was platted a very long time ago and, as I understand, before there existed zoning requirements. There simply is not enough space from property line designations due to the obscurity in shape of the parcel. Likewise, although there is 0.41 acres of land, the usable area is less as a large portion of the south edge of the property is ravine and all built structures must be constructed on the north side. The 20’ ROW on the east edge of the property, provides additional distance setback from the road, although disallowed to use as part of meeting setback criteria. My proposed house is quite small in size, as was the previous structure.

Respectfully submitted,

William Lane