



JAM Residential Design & Drafting

JASON MAHEU R.D. LIC # 249-P

JUSTIFICATION LETTER:

TO: COMPREHENSIVE PLANNING

ATTN: TO WHOM IT MAY CONCERN

RE: REDUCTION IN STREET SIDE SETBACK

DATE: 5-10-2016

WE ARE SUBMITTING THIS JUSTIFICATION LETTER IN SUPPORT OF A NEWLY PROPOSED RV GARAGE. THE PROPERTY IS LOCATED AT 6228 OLD TRADITION. A REDUCTION TO 9'-0" FROM THE EXISTING 15' STREET SIDE SETBACK IS BEING REQUESTED TO GIVE ADEQUATE ROOM FOR CONSTRUCTION OF A STORAGE SHED WITH A COVERED PATIO.

THE OWNER WOULD LIKE TO BUILD A STORAGE/WORKSHOP SHED IN THE SIDE YARD OF THE LOT. THERE IS CURRENTLY 27'-0" IN THE SIDE YARD AND WITH THE CURRENT SETBACKS AN ACCESSORY STRUCTURE COULD ONLY BE 6'-0" WIDE. WE WOULD LIKE TO BUILD A 12'X12' STORAGE/WORKSHOP SHED WITH A COVERED PATIO ATTACHED TO IT TO.

IN ADDITION TO THE SHED AND PATIO COVER THE OWNER WOULD ALSO LIKE TO INSTALL AN ALUMAWOOD PATIO COVER AGAINST THE NORTH SIDE OF THE EXISTING RESIDENCE OUT 10' AND APPROX. 34'-0" LONG WHICH WILL ONLY GIVE APPROX. 2" GAP FROM PATIO COVER TO PATIO COVER. WE WILL NOT HAVE THE REQUIRED 6'-0" OF SEPARATION.

THE SIDE YARD OF THIS RESIDENCE WITH THE REQUIRED SETBACKS WILL ONLY ALLOW FOR A 6'-0" WIDE STRUCTURE. WE WOULD LIKE TO USE THE LAND THAT WE HAVE TO BUILD A SMALL SHED FOR STORAGE/WORKSHOP ARE AND COVERED PATIOS SO WE CAN ENJOY THAT SIDE OF THE YARD. THE EXISTING GARAGE IS USED FOR THE 2 VEHICLES THAT WE HAVE AND DOES NOT ALLOW ADDITIONAL STORAGE/WORKSHOP THAT WE NEED. THE REAR YARD HAS BEEN LANDSCAPED AND NO LONGER A FEASIBLE LOCATION TO ADD THIS SHED.

YOUR TIME AND CONSIDERATION IN REVIEWING THE MATTER IS GREATLY APPRECIATED. IF YOU SHOULD HAVE ANY QUESTIONS PLEASE DO NOT HESITATE TO CONTACT US DIRECTLY. THANK YOU IN ADVANCE.

SINCERELY,

VAR-64652

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