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**To:** [Kelly Bacon \(CD\)](#)  
**Subject:** Casal Setback Variance - VA-23-00001  
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Hi Kelly,

Thank you for the notice of the variance change under project VA-23-00001. I looked over the documents and from the perspective of the Conifer Estates neighborhood there does not appear to be any concerns that the neighborhood would need to raise pertaining to Mr. Casal's project in terms of the front setback variance. I currently reside at 150 Olson, a few doors further down Olson from the project site.

One historical concern that Conifer Estates has had in terms of a reduction in the front setback is a reduction in the available snow storage areas for driveways and for snow that falls on Olson Drive. Every year we get very high snowfall with right of way and driveway snow storage berms often growing to 10+ feet in height by mid winter. In heavy snowfall years this number can of course grow much MUCH more and a single storm can easily deposit 4 feet of snow. This is of concern for the neighborhood but my house also rests further down this same dead end street so I do take specific interest in these kind of projects. Maintaining snow storage buffer areas for homes is of ongoing concern for the neighborhood to make sure that part of the street does not become a snow storage choke point and the effect that might have on use of the street by other residents as well as access to emergency services for all. A choke point would also necessitate physically moving the snow to another area in the neighborhood and would change the current snow removal process while also making the process a significantly more expensive and time consuming (picking up the snow and moving it a hundred+ feet away versus what we do now which is move snow as far as the snow removal contractor can blow it, usually about 20 feet)

This project seems to maintain a sufficient amount of snow storage space on site in the front of the home while also allowing for enjoyment of the subject property. The site map looks well designed in terms of maintaining a snow storage buffer zone of adequate size to maintain the home's driveway snow removal needs and I don't anticipate the home needing to encroach upon the snow storage areas for the Olson drive right of way in order to keep their driveway free of snow.

I look forward to seeing what home Mr. Casal builds and wish him best of luck on the construction!!!!

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