

9/13/2020

To whom it may concern;

When we purchased our property at 1071 Lower Peoh Pt. Road, we had plans of building a modest 1200 square foot rambler with a small garage and a breezeway attaching both structures. It was our understanding at the time we could put an entry door on the west end of the home and the front of the home would face west. This would allow us to have a 15 foot side setback from lower peoh point road and our home would fit on the property. To the north side of the building site there is a steep slope and a geo report recommending a 25 foot setback from the top of the slope. We would prefer not to encroach on the slope setback for obvious reasons of not wanting to build in a potentially hazardous area on the property.

It has now come to our attention that the county is considering the front of the home the area that faces the road accessing the property. This creates a 25 foot setback from Peoh Point Rd. Rather than a 15 foot setback. With the 25 foot setback and the slope on the north side of the building site the home will not fit and the lot becomes virtually unbuildable for a reasonable size home.

We are requesting a variance on the setback from Peoh Point Road to 15 feet so we can move forward with building our home. At the east end of the building site our home fits within the 25 foot setback but as we move west the structure will not fit within the setback.

This variance will not affect any neighboring properties and will fit in with other structures in the area. We are not making the request so we build a large home or shop. We are only looking for room to build a 1200sqft, 2 bedroom home with a small attached garage.

Thank you,

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