

- b. We are requesting a variance to the front yard requirements so that our house (approved plans have been issued under BP-21-00243) and accessory structure (under review for permitting under BP-21-00779) will both fit. We would like to use our residential property as such and enjoy it the way our neighbors on Pinnacle Lane have enjoyed theirs.

- c. The property line setback variance request will not be materially detrimental to the public welfare or injurious to property in the vicinity. Our request to reduce the setbacks to 5 feet and 10 feet still meet the minimum fire resistance of exterior walls per the International Residential Code. We will not be blocking any views from our neighbors through this request and will be able to maintain the rural look of the area.

- d. Granting this variance will not adversely affect the comprehensive development pattern either. This parcel and area is zoned for residential use and we intend to keep it as residential use. The addition of a new home and accessory building complies with the comprehensive plan for the County and complies with the uses on neighboring properties.