

August 4<sup>th</sup>, 2023

Project Name (VA-23-0004) Kosar Setback Variance

Good day,

The Board of Pineloch Sun Beach Club would like to express our objection to the proposed setback variance. It is the position of the Association, that placing a building within 5 feet of the road boundary may negatively affect any future road improvements. Pineloch Sun Drive is the main road through Pineloch Sun, one of the busiest roads in PLS. While there are no clear plans for widening the roads at the present time, the membership has expressed interest in the future development of our roads. Having a permanent building within 5 feet of the property line will limit our options.

The safety of our members should also be considered. While our roads are closed for much of the winter, we still have several weeks of icy slick roads that members navigate. Having the corner of a building just 5 feet away from the potential road is concerning.

Our focus is on the membership. We have an obligation to look out for the present members of PLS as well as the future members. It is unfortunate that the lot in question has the setback limits that it does, but they were there when the property was purchased and should have no influence on the granting of a variance. As far as we know there are no other permanent buildings in PLS that are so close to the front road easement, especially any built in the last 10 years.

Pineloch Sun does not object to a 15-foot setback as originally proposed. We do, however, object to granting a variance to 5 feet.

We would like to request a copy of the decision once it is made,

Thanks for your consideration,

Pineloch Sun Board of Directors







