

## Ward Setback Variance Request Project Narrative

9. Along the west side of the house, our existing open-air carport (no walls) is in need of a new roof and additional support beams. Along the NW corner of the house, our existing open air (no walls) patio cover is in need of a new roof and additional support beams. We understand we can rebuild within the existing footprint without requesting a variance; however, we would like to extend the open-air patio cover (no walls) north to protect the patio from the elements. Our existing open-air patio cover is 9.4' from the property line. To extend the open-air patio cover north to protect the patio, we are requesting a setback reduction for the extension of the patio cover to 8.7' along the west side of the house. The proposed structure will remain open air (no walls).

Along the NE corner of the house, to protect our patio, we would like to build an open-air patio cover (no walls) that lines up with the existing eave line which is currently 8.8' from the property line. To add the open-air patio cover matching up with the existing eave line, we are requesting a setback reduction to 8.3' along the east side of the house.

All repairs toward the front of the house will be re-built within the existing footprint or are in compliance with the current setback requirements so no variance is requested for those improvements.

10. Our lot is 13.99' shorter in the back than the front causing this extension of open-air outdoor roof coverings to exceed the current setback requirements. The existing structures were also built many years ago when the setback requirements were much smaller. In trying to maintain and protect the existing structure and patios, we are respectfully requesting a variance from the new/updated setback requirements.

During the maintenance and re-building process, we will be moving the fence along the west side of the house to the property line as it currently sits inside the property line on our side. We will also be trimming/fire-wising all trees along the west side of the house for our property and our neighbor's property, at their request. There will be no cost to the neighboring property owners, and they are looking forward to our outdoor open-air remodel as much as we are.

We will not be building any walls and our existing exterior walls will continue to meet the minimum fire resistance of exterior walls per the International Residential Code.

This variance request will not adversely affect the comprehensive development pattern as it is zone residential, and we intend to keep it as residential use. The extension of our existing carport and outdoor patio covers comply with the comprehensive plan for the County and complies with the uses on neighboring properties.