

From: dave@drbrowntrucking.com
To: [Kelly Bacon \(CD\)](#)
Subject: 30 Fern Dr.
Date: Thursday, March 12, 2020 11:16:09 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

KCC Chapter 17.84.010

1. Our Circumstances is that our lot is pie shaped with roads on two sides that come together at the narrow end of our property and this gives us a very limited space for any improvements to our property. All the other home site in our development have 90 degree corner lots if they have two road properties. Also on the backside of our property we have the busiest intersection in our development T-ing directly in the middle of our property Making any development along the back road (whitefir) dangerous for a driveway.
- 2 Fern Drive is a culsack with only three other home beyond our property and none of these home sights have a direct view of our property, because of the way their home are positioned on there property. We have one house directly across the street and raised up on a small hill with the garage facing our property and the living area faces the other side of their property viewing the lake. Our proposed build would not interfere with their livability or home value .
- 3 The garage structure would fit in to our land scape very nicely where proposed because it would be out of the way for main road travel in our development and safely positioned for minimum vehicle traveling long our road. It would allow for our property to be preserve as mush as possible along with several old growth trees.
Where proposed is a area of little growth and just inward of this proposed site is our septic followed by our backup septic area then large trees towards Whitefir Dr.
- 4 This proposed site plan is not any different than many of the other home sites in our development other then we are requesting a Variance because of lot layout and very limited space to locate a garage on. Many home sites in our development have free standing garages on them and so we would not be changing the look of our development by others view point.

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