

We have several unusual circumstances that apply to our property.

The lots in the Pine Glen development were not made big enough to follow all the guidelines for wells, septic systems, and setbacks. Therefore creating the need to apply for variances.

We have a stream that runs through the back of our property which creates more setbacks than a lot without a stream.

The way our property curves in the front and having a road on two sides of our lot creates a need for the variances so a suitable sized cabin can be built.

We took it upon ourselves to invest in a new septic design moving it away from the stream (as the previously approved one, was to close). In doing so it took away from our building site area, creating the need for these variances.

Applying for a variance in this location is not an uncommon criteria to allow for the needed room to build appropriate sized buildings. There are many variances already approved in this area. We need this variance to allow us to build a suitable size cabin to live in full time.

Granting this variance would not in anyway be materially detrimental to the public welfare or injurious to any property in the vicinity. We would still be 32' from the corner of property to the edge of the road. Please see attached maps.

Granting this variance would not have any effects on the comprehensive development pattern.

The setback requirements are excessive for the size of the lots in Pine Glen. The house next to us is built only inches off the property line. The property across the street has actually built on the property line. And the list can go on and on in Pine Glen.

The variances we are asking for would not effect anyone. We are trying to build our retirement home and it will actually add to the beauty of the area.

I have included a few pictures of cabins that are close to what we plan on building so you can see that most of the variance that we are asking for is to allow for the covered porches. The covered porches are extremely important because of the extreme snowfall in the Easton area. The covered porches are the majority of the encroachment that the variances are being applied for.



If we cant be granted the variances as being applied for is there and way we can negotiation for at least some of the area?

Sincerely,

A handwritten signature in cursive script that reads "Doretta Pratt". The letters are fluid and connected, with a prominent loop at the start of the first name.

Doretta Pratt

(509) 304-4880