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From: Kevin Larsen <kevintlarsen@gmail.com>
Sent: Monday, July 15, 2024 10:05 PM
To: CDD Comments
Subject: Set Back Variance Request VAR24-002 on APN -015-060-024-000

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[EXTERNAL EMAIL]

Hello Planning Commission,

We are opposed to the proposed Variance request for the following reasons.

1. Snow storage and handling: In winter the plow's berm will often encroach 2-3 feet of snow into the lot (and can be 4 feet high) this leaves little to no room for the requester to unbury themselves after a storm. I am unclear where they would put their snow with such a small setback, other than back in the road which is not appropriate. It appears the roof dumps snow into the direction of the road as well which will eventually need clearing or will end up in the road. In our big winters they will be hard pressed to find places to store their snow other than their neighboring lots. This is very problematic. It will lead to issues and conflict with neighbors and the county plow men. The home design leaves no room for moving snow around.
2. Parking: Where are the cars going to be parked? While the garage and driveway will handle the residents 1-3 cars any visitors will have no parking space other than in the road or on the shoulder of neighboring lots, this is very problematic. Our neighborhood does not have street parking.
3. Safe Passage and fire fighting space: The road is barely wide enough for cars and large rvs to pass by each other. There is not a lot of extra space. In the event of an emergency, a 5 ft setback will not leave room for fire trucks and other emergency vehicles to deploy while leaving room for egress of the neighborhood. This could create a hazard during a fire or emergency evacuation event.
4. General crowding of the street. A setback creates a feeling of openness and disregarding that will create a sense of encroachment and crowding on the street. This takes away from the sense of openness and natural beauty in the neighborhood.

While I sympathize with the construction challenges and expense this lot presents, throwing out the requirements for proper function in summer and winter is not a good way to solve those challenges. There are setback requirements for a reason. In the past, standards may not have existed, and so we do have non conforming lots in the neighborhood. We have standards now and so past mistakes don't excuse making more mistakes now that standards exist. We oppose a variance for this proposal.

Regards,
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