

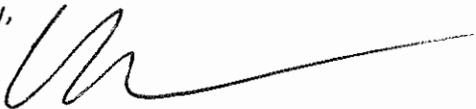
The property in question is a flag lot on Creel and is almost a ¼ acre (.23 of an acre) and zoned RS-5, the same zone as all of the surrounding properties, located behind 414 Creel Rd. with a legal description of 381W25DC tax lot 105

As is typical throughout the valley Talent has a 5' side yard setback in the subdivision code for residential properties. Unlike the rest of the cities in the valley also Talent has an unusual requirement that all flag lots have a 15' setback from all property lines. Regarding side yard setbacks most all cities make a distinction between single story and two story homes and have different requirements for such, much like Talent's 5' for a single story and 8' for a two story. Unfortunately this concept seemed to have been overlooked in the flag lot setbacks of 15'.

Designing a home on this lot proved more difficult than what appears on the surface, in that there is a large tree on the property and an attempt was made to keep the driveway and vehicle turn around out of the drip zone of this tree as much as possible. The applicant has designed an 1825 Sq. Ft. single story home on the flag lot which meets all side yard setbacks except one side yard setback which would need to be 8' 9". On the impacted side yard the applicant has meet with both affected neighbors and shown the site plan, discussed the requested variance and both have agreed that a single story home at 8' 9" is much preferred than a redesign of the home going two stories set back at 15'. In addition to the neighbors support, the applicant feels this request for a variance is justified for a number of reasons; building a single story home with a 8' 9" setback has a much smaller impact on all of the surrounding neighbors than a 2 story home at 15' setback, the designing around an existing tree which reduced the options for access, the failure of the existing flag lot ordinance to make distinctions in side yard setback for 1 and 2 story homes, the lot itself is oversized at almost a ¼ acre giving more space between all the surrounding properties.

It is for these reasons the applicant is requesting approval for a variance for the side yard setback on one side only for a flag lot, for this single story home.

Sincerely,



Charlie Hamilton

Suncrest Homes

