Sharpe, Alex

To: Randy Spring; Jennifer Kudrle
Subject: RE: Request for Variance

To whom it may concern,

Property Address:

15726 Hemlock Court
Apple Valley, MN 55124

This is a request for 5' variance for a front yard setback from the corner of the deck/porch to the street curb. The deck will be 6' deep x30' wide on the front of the home with a roof covering it with same measurements. The deck platform will be 7"-8" above the ground surface. This will be an "open air" porch with no screen or windows.

The current rules for setback could be met if the structure was decreased to 21' wide instead of the requested 30', but this would place the end of the porch in the middle of windows, which would not be "architecturally" acceptable.

Also another unique circumstance is if the street was a straight through street, there would not be an issue; but the end corner of the deck/porch is being measured from the cul-de-sac "curvature" of the street. This is causing a reduced distance compared to the other end of the deck/porch. Plus, the garage front is protruding 3' past the requested deck/porch project. It is just the far corner that is being questioned.

We, respectfully, hope these "circumstances" can be taken into account and allow this variance to be granted. Thank you very much.

Randy Spring
Project Manager