October 4, 2017

MJ Investment, LLC, as owner and applicant, has requested front yard variances to ten feet reducing the required front yard setback from thirty feet to twenty feet for Lots 6 & 7, Block 2, Valley Oaks Estates. Addresses are as follows:

Lot 6, Block 2 - 13715 Grafton Court
Lot 7, Block 2 - 13710 Grafton Court

Due to practical difficulties on the lots, the front yard variances are needed to make the lots more livable and have better yards for the future residents. Variance exhibits showing the proposed front yard setback at twenty feet and layout of the house on the lot have been included with the application. It should also be noted that numerous other lots within the Valley Oaks Estates development had a blanket variance previously approved that reduced the front yard setback from thirty to twenty feet for similar reasons. It is not know why all the lots were not included at that time, but this request will keep the front yard setbacks consistent with other lots in the neighborhood.

The practical difficulties are as follows.

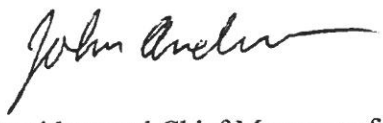
Lot 6: If the current front yard setback of thirty feet is to remain, it will severely restrict the rear yard of the lot. At this time there is a drainage and utility easement located in the rear yard and a infiltration basin was graded and installed within this area. In addition to that a large tree line exists on the rear of this lot that acts as a screen to Cedar Avenue, since this lot abuts Cedar Avenue along the rear yard. These trees are located in a conservation easement so they cannot be removed to allow the infiltration basin to be moved further to the west of the lot. If the variance is not approved, the patio door in the rear of the house will then step out right into the drainage & utility easement and infiltration basin. This is the reason for the variance request, to allow the rear yard to be more useable on the lot with the extra ten feet of space.

Lot 7: This lot is wooded from about the front of the building pad to the rear of the lot, so trees will have to be removed to allow for construction of a house. The further back the house has to be placed on the lot, the more trees need to be removed. These trees act as a buffer to Cedar Avenue and once again there is a conservation easement on the lot prohibiting the removal of the trees on the lot within the conservation easement and therefore the practical difficulty. If the front yard variance is approved reducing the setback to twenty feet we can save approximately ten more feet of trees in the rear yard. This lot also has a drainage and utility easement in place in the rear yard of the lot and more room between this house and the easement the better.

Overall these variance requests will be consistent with the neighborhood, since the same variance was approved for other lots in this neighborhood. The variances also allow additional trees to be saved on lot 7 and will create more useable and better back yards on both lot 6 and lot 7.

As owner and applicant I respectfully request that you consider and approve these variance requests. If approved, it is expected that houses would be constructed on both of these lots starting yet this year. Thank you.

John Anderson,



President and Chief Manager of MJ Investment, LLC