

30401 CEDAR DR
VARIANCE REQUEST
MAY 7, 2020

TOPICS

- Overview of Request
- Browns Lake Information and General Overview
- Criteria Requirement's

OVERVIEW OF REQUEST

- * We are requesting for a variance of the 75' setback requirement from the shoreline. The 75' setback from the shoreline meets the criteria when the measurements are taken from the properties shoreline and . The encroachment happens when the measurement is take from the shoreline of the adjoining property on the west.

EXHIBIT A
WESTER VIEW OF SHORELINE SETBACK



BROWNS LAKE INFORMATION AND GENERAL OVERVIEW

- Population is 2,039 (2010 Census)
- 754 Homes on Browns Lake
- 254 Homes Are Shoreline Property
- Age Of Homes On The Lake Range From 1900 To Current New Construction
- Currently There Are No Undeveloped Shoreline Property On The Lake

BROWNS LAKE



HOUSE ON THE NORTH SIDE OF LAKE



30401 CEDAR DRIVE



CRITERIA REQUIREMENT'S

I) EXPLAIN HOW THE ORDINANCE CREATES AN UNNECESSARY
HARDSHIP AND IN THE ABSENCE OF APPROVAL NO FEASIBLE USE CAN
BE MADE OF THE PROPERTY.

- **.We are requesting a variance for the setback from the western shoreline in order to encroach 20' feet to the required setback of 75' from the shoreline. Taking the setback from where the current north shoreline stands greatly reduces the utilized structures on this property.**

EXHIBIT B

DUE TO THE UNIQUENESS OF THE LANDSCAPE, IN BOTH THE CURVING SHORELINE (OUTSIDE OF THE PROPERTY BOUNDARY'S) AND THE ELEVATION OF THE PROPERTY FROM THE LAKE, THE 75' SETBACK REDUCE USEABLE SPACE

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Write a description for your map.

Legend

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Google Earth

400 ft

EXHIBIT C

DUE TO THE SETBACK OF THE PROPERTY ON THE WEST SIDE, THE CURRENT STANDARD REQUIREMENTS OF 75' SETBACK FROM THE SHORELINE WOULD PUSH THE HOUSE BACK TO WHERE 1/3 OF THE LOT IS NOT UTILIZED

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Write a description for your map.

Legend

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