

1. The special circumstances that apply to 812 E Kramer St property that do not apply to other properties in the neighborhood are corner lot with a Public Utility easement on the east side of the property. This PUE is an unbreakable easement that would not allow me to build any differently than the planned/proposed structure and adhere to the required setbacks. The southwest corner of the property has a wall that displays the neighborhood sign for the community which would prevent a clean and direct approach to the requested structure (like other homes with separate structures pictures included) and reason for the variance request. This sign is only featured at the entrance of Kramer St and encroaches into my property. The east side of the property offers appx 19ft of space from the existing property line. There is also pre-existing pool equipment on this side as well. The current neighbor has an existing oversized structure on the east facing side of my property. The north side of my lot backs up to a lot not directly against home with would then take away from the appeal of his property views. The current proposed plan is the most un obtrusive for the surrounding neighbors.
2. The special circumstances from the above are pre-existing circumstances attached to the property. The PUE easement is unbreakable which would prevent any access into a structure ever from this side. Placing a structure on the east side of the property would not allow for proper space and adhere to setbacks required by city. This would also take away from current front yard landscaping. A structure on the east side of the property would be very unsightly to both neighbors and cause them a loss of valuable views for me and both neighbors. The neighborhood sign wall would not allow for a direct approach due to placement for a RV or boat to be backed in. A variance would allow for a wider structure which would allow for a larger opening to allow easier access into the structure.
3. Strict compliance, of the pad zoning 10ft west side set back, would create extremely difficult access for a RV or boat to be backed in easily like other properties with unobstructed entry. The neighborhood signage wall placement on my lot greatly deprives the ability to use my property like others in my neighborhood with an unobstructed entry. Moving the proposed structure to maintain set back on west side would not allow an easy approach and also impede on current landscaping and views from bedroom window that faces north. This would also approach the current pool structure and not allow for a possible patio to extend from the garage. The length of the garage would allow for a work truck and trailer (55ft) which is used daily, personal boat to be parked inside and out of the elements. The height of the structure would allow for the proper RV height door (14ft) and match current exterior design (flat roof) of home on property. The variance would allow for a slightly wider structure and larger door (20ft to compensate for indirect approach due to the signage.
4. The requested variance would not be considered favor due to the circumstances of sign wall, unbreakable easement on located at west side of property along Horne and placement of structure to surrounding neighbors. Proper landscaping and other upgrades to existing property once completed will add value and better visual appeal than the property currently offers. The variance would not offer any additional privileges to the existing property if the variance is granted, but would allow me to use my property like others get to use theirs that have a structure for RV etc.