

VARIANCE APPLICATION
OF
TOMAKU TIMBER LLC
62 W. EAGLE CREST DR, SAGLE

NARRATIVE STATEMENT :

West Eagle Crest Drive ("the road") is a private road that serves five Rural Residential-zoned lots. Each lot has one existing residence.

62 W. Eagle Crest is the first property at the bottom of the hill. The road runs uphill for approximately 700 feet across the property within **Easement 289694** before passing on to neighboring property and serving the remaining four residences.

62 W. Eagle Crest does not currently have a garage. There is an existing covered carport next to the house in the location where the applicant proposes to build a garage that attaches to the house. There is no other viable location for a garage on the property due to the slope of the hill and the existing house position.

The proposed garage will replace the existing carport and encroach on the 25' setback from the road easement. The proposed garage will not encroach more than 30% (7.5') into the 25' setback.

The proposed garage will have no impact to the road or the neighbors' use of the road. The road climbs through the property in such a way that, by the time cars are even with the proposed garage, the road elevation is as high as the midpoint of the garage roof. As the attached graphics show, the proposed garage is mostly out of sight of neighbors as they drive by. In fact, the structure should be much more visually appealing after the addition.

All four uphill neighbors support the Applicant in this process.