

Letter of Appeal for the Deck Expansion Project at 820 Lake Medlock Drive

We are requesting a stream buffer variance to enable expansion of the deck attached to the property at 820 Lake Medlock Drive. The property was built in 1996, approximately 10 years prior to the founding of the city and the establishment of the current city code. We are claiming a hardship appeal based on the date of construction as well as for the fact that the deck cannot be expanded in any manner that would not encroach on current setbacks and boundaries. In Figure 1 we see a portion of the property survey submitted separately which shows the deck and its relation to current buffers and setbacks. The deck was built in 1996 outside the current 50' city buffer to a stream that bounds the property, but inside the 75' impervious setback. It should be noted that there is no way or direction that the deck can be expanded that doesn't intrude within the 75' impervious setback boundary.

Figure 1 Zoomed view of property showing current boundary markings

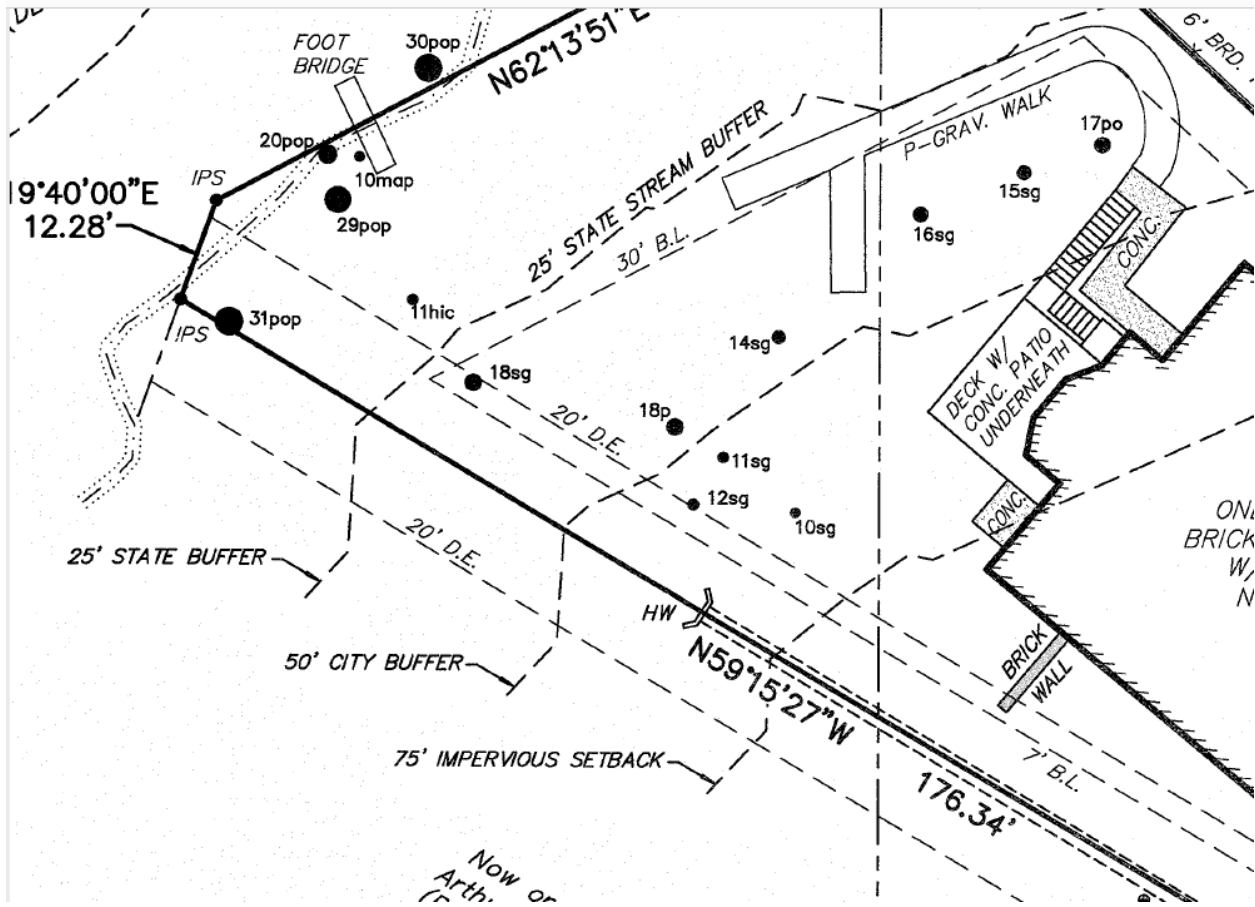
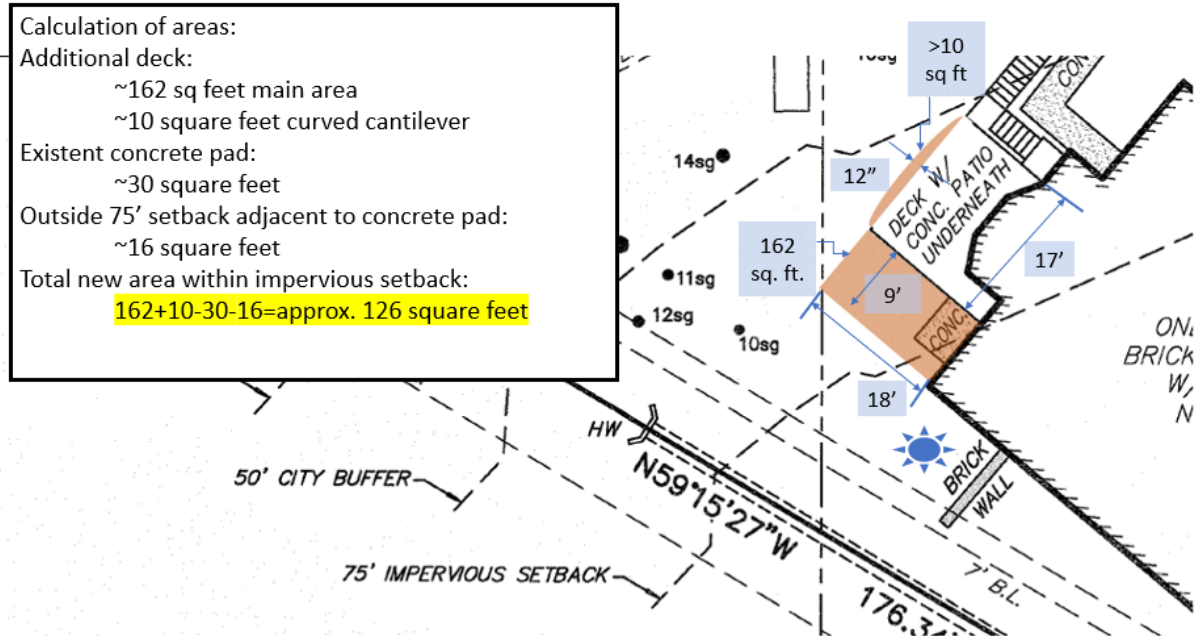


Figure 2 shows the approximate dimensions of the intended expansion project. The deck includes an approximate 18' by 9' (162 sq feet) expansion to the southwest and a small circular cantilever section that adds another approximate 10 sq feet, mostly all outside the 50' city stream buffer and within the 75' impervious setback. There is an existent concrete pad under the intended expansion, and a portion

of the expanded deck will be outside the 75' setback boundary. Calculations are shown in Figure 2, with a total variance request of approximately 126 square feet.

Figure 2 Intended position and size of the project



Based on the 126 square foot calculation we would plant vegetation equal to one small tree, likely a dogwood, and enough shrubs (azaleas, ferns) for the remaining requirements. Blue star shown in Figure 2 provides location of the additional plantings.