

Variance 288 – 6500 Cold Stone Lane – Detached Garage
Applicant Letter, Site Plan

Dear Chairperson,

The reason I am requesting this variance is to comply with the covenants and restrictions of the subdivision in which I live. The covenants state that I must house my trailers, campers, recreational vehicles and equipment within a structure and the allotted 3000 sq. ft does not accommodate my needs. In order to comply with the covenants I need a space of 50' x 80' with an attached 12' x 80' lean-to on the East side, for a total of 4960 sq. ft. This is 1960 sq. ft more than my allowed 3000 sq. ft and 40 sq. ft under the allowed maximum of 5000 sq. ft in our subdivision. Included in this application is a copy of the covenants and restrictions and I have also copied the text below that can be found on page 6, paragraph 24 and page 4, paragraph 7 in the included covenants. To summarize it states that all boats, motorbikes, horse trailers, etc., must be stored in a structure and thereby concealed from view and that the subdivision allows for a maximum of 5000 sq. ft structure. As a side note, the water table is high in this area and basements are not an option so the added storage space is needed and appreciated. Please also note that my neighbor to the North of me has a 50' x 80' barn/shop and my neighbor to the West has a 40' x 80' barn/shop that my proposed structure will be next to and almost in line with.

Declaration of Covenants, Conditions, and Restrictions Page 6. Paragraph 24.

“Boats, Motorbikes, horse trailers, touring vehicles, recreational vehicles, commercial-use vehicles or other similar vehicles, abandoned, junk, or wrecked vehicles, fuel tanks, and haystacks are prohibited from being stored in or on any Lot(s) unless they are stored in an enclosure or structure and thereby concealed from view from the streets and from the Lot(s) adjacent to the Lot(s) on which they are located. “

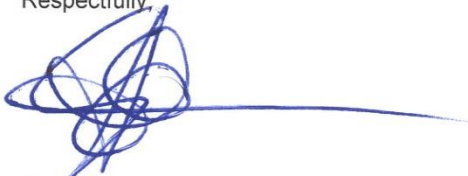
Declaration of Covenants, Conditions, and Restrictions Page 4. Paragraph 7.

“All barns, including the building materials and colors, shall first be approved by the Architectural Control Committee prior to construction. Minimum requirements for any barn include the following:

- A. The barn shall be no larger then 5,000 square feet.
- B. The barn design shall include vents, windows, doors, and cupola attached to the roof.
- C. Large plain boxy barns are prohibited
- D. The barn shall not exceed 35 feet in height, including the cupola
- E. The location of the barn shall be clearly and clearly behind the residence. “

Thank you for your time and consideration.

Respectfully,



Stacy Ott

1 A. What prevents me from using this property in conformance with the Zoning Regulation requirements is the covenants and restrictions of the subdivision in which I live. The covenants state that I must house my trailers, campers, recreational vehicles and equipment within a structure and the allotted 3000 sq. ft does not accommodate my needs. In order to comply with the covenants I need a space of 50' x 80' with an attached 12' x 80' lean-to on the East side, for a total of 4960 sq. ft. This is 1960 sq. ft more than my allowed 3000 sq. ft and 40 sq. ft under the allowed maximum of 5000 sq. ft in our subdivision. Included in this application is a copy of the covenants and restrictions and I have also copied the text below that can be found on page 6, paragraph 24 and page 4, paragraph 7 in the included covenants. To summarize it states that all boats, motorbikes, horse trailers, etc., must be stored in a structure and thereby concealed from view and that the subdivision allows for a maximum of 5000 sq. ft structure.

Declaration of Covenants, Conditions, and Restrictions Page 4. Paragraph 7

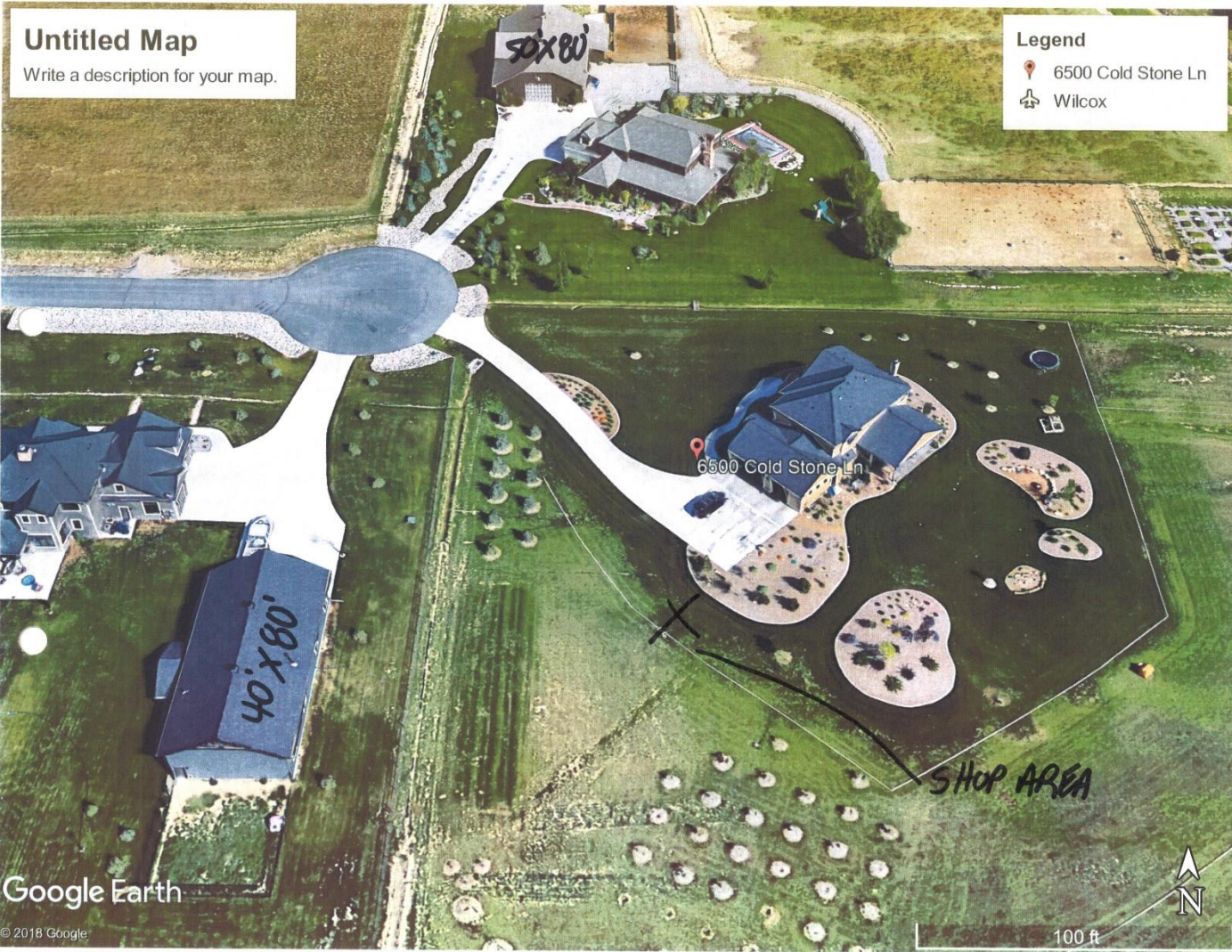
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1 B. The need and intended use of the building at this location is described above and I will be present at the meeting to address any further questions.



Untitled Map
Write a description for your map.

Legend

-  6500 Cold Stone Ln
-  Wilcox

Google Earth
© 2018 Google

100 ft



SHOP AREA

6500 Cold Stone Ln

40' x 80'

50' x 80'



Untitled Map
Write a description for your map.

Legend
📍 6500 Cold Stone Ln
🏠 Wilcox

6500 Cold Stone Ln

CUT OUT
OF NEIGHBORS
YOXBO SHOP
AS EXAMPLE

Google Earth

© 2018 Google

300 ft

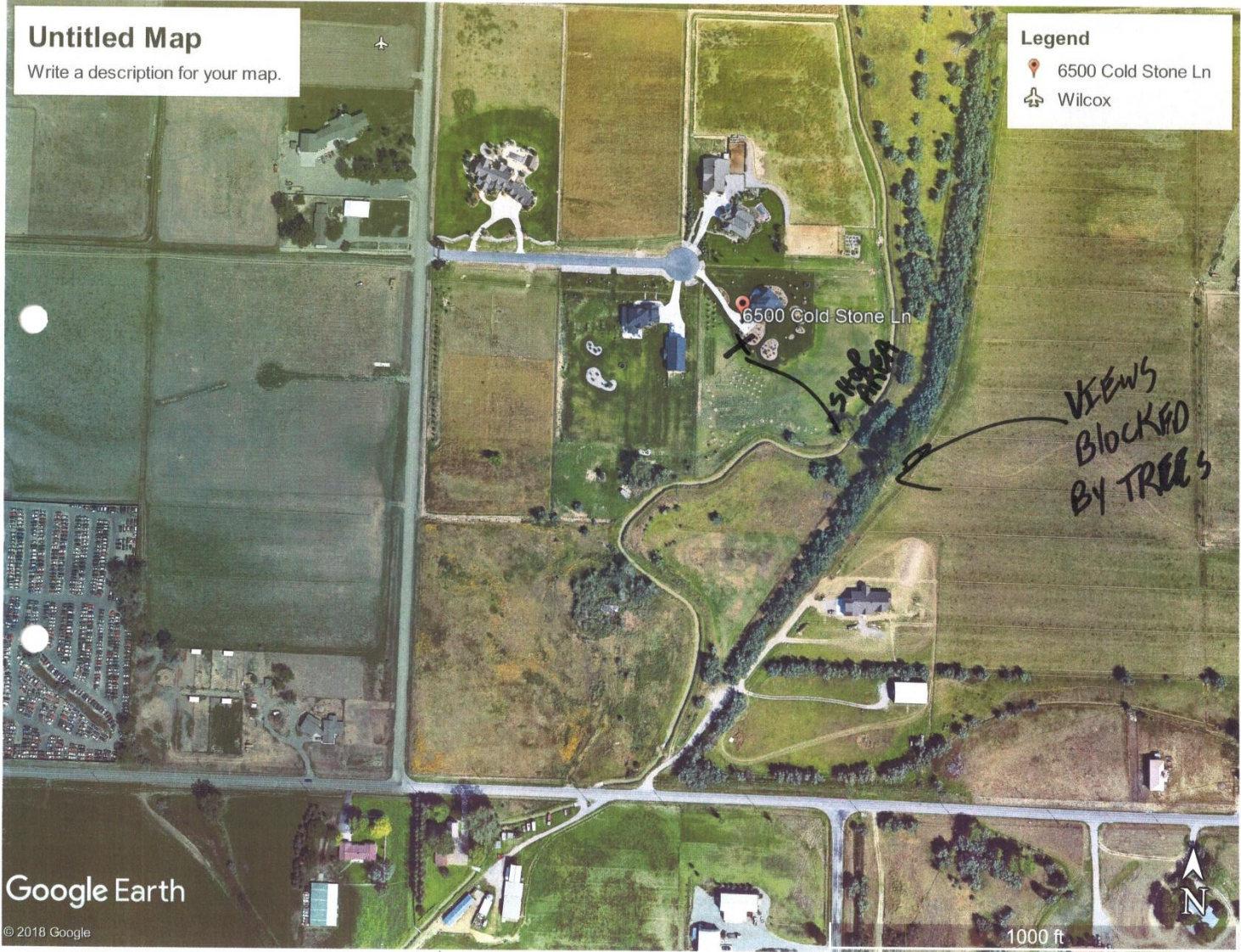


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Google Earth

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1000 ft