

- (1) *That the property owner proposes to use the property in a reasonable manner not permitted by the zoning code;*

The purpose of building the lean to was to keep from further damaging my camper and work trailer. Because of the position of my house and my neighbor's house, the sun would reflect from my garage siding and his garage siding and create hot spots. Prior to installing concrete in that area, the grass was dead due to heat and burning. We would water it twice a day and still could not keep it alive. The sun has faded both my trailers and even warped the aluminum on my camper. The size of the lean to is 19' 10" wide in order to put both 8' trailers in the area. The height of the lean to is to accommodate the height of the camper that is placed on the far west wall.

- (2) *The plight of the landowner is due to circumstances unique to the property not created by the landowner;*

The reason the lean to is placed on the west side of the house is because of many factors. It was more appealing to place it on the side of the garage which had no windows and already had a concrete pad and driveway. The property elevation is also level on the garage side where the east side of the house has a large hill. The east side also has the homes utilities (gas, electric, and cable) that would all need to be relocated. The only location to put all the utilizes would be the front of the house which would not look appealing and would also interfere with the front bay window. We would also need to create a new driveway if we would have put it on the east side of the house and it would have had to match the current concrete driveway. That would mean that 8" of soil would have to be removed (2 inches of soil for a base, and 6" of concrete). With removing 8" of soil, it would have removed much of the 3 mature tree's root systems and ultimately killing them as a result.

- (3) *The variance, if granted, will not alter the essential character of the locality.*

The reason for the choice of material in the lean to was because my house has many cedar accents. This includes 2 large 8x8 cedar posts in the front, cedar deck in the back, and this year we plan on doing the steel cedar like garage doors and craftsman style cedar gables brackets in the front gables to tie it all together. I also choose cedar to blend in with other neighbors' cedar accents. My next-door neighbor has garage doors to look like cedar (what we plan on doing this year). My other neighbor a few houses down has a cedar lean to and he plans on installing a cedar post on his front porch. When first coming into the neighborhood there is a gray and cedar shake home right on the corner. I have been in touch with all the neighbors and we're all using the sale color stain so they all blend in together. I have already purchased the same stain as the other neighbors but have not painted it yet because there is too much moisture in the wood with all the rain we have gotten. Many of my neighbors on our street also have cedar decks and or decks that are stained in cedar color. Not only was the decision to use cedar to blend in with others around me, but it was also to give it a warm craftsman style feeling when pulling up.