

1817 TELEMAR TRAIL (RED TAIL SUBDIVISION)

APPLICATION

VARIANCE REQUEST

We are seeking a 30' height variance to build our home in accordance with the CC&R's within the Red Tail development & to match the neighboring property at 30 ft. Our current plan has been lowered to 28'8" above finished floor & 29'8" from finished grade in order to comply with the height & roof pitch requirements in our developments CC&R's.

As shown in the rendering provided, our structure will have minimal impact on the views in the area as it is surrounded by trees & a large berm on Ski Hill Road, especially during the spring, summer & fall when there are leaves on the trees.

SITE PLAN & SETBACKS

Attached you will see the site plan showing the building envelope of .15 acres, location of the home, the off street driveway parking, and the proposed fill lines to bring the property level with the front of the lot. Also attached is an image showing the approximate setback from the closest point of Ski Hill Road to the front of the lot, approximately 155 ft.

MATERIAL SPECS

Covenants in Red Tail require exteriors to blend well with the natural surroundings. The materials we expect to use on the exterior are a warm stone, a muted dark stained wood siding along with timbers, a cedar main roof & small dark metal roof covering the patio.

LANDSCAPING

Immediately around the house & driveway, there will be a small mulch bed with native plants & trees. CC&R's require we keep the majority of the area native as to maintain the natural feel of the development.

CONCLUSION

We appreciate your consideration for this variance. We look forward to preserving & adding to the natural landscape surrounding our lot.