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More precisely, we propose building a pole barn with a loft that has a 10' ceiling on the ground floor and a 8' ceiling on the second floor. The ground floor needs to have extra ceiling height (10') to fit trailers and recreational vehicles (e.g., large pop up trailer, 4 wheelers, dirt bikes, lawnmowers, garden tools, etc.) and the loft needs to be a standard ceiling height (8') to allow for normal standing/physical movement. We would like to use the loft for different storage and recreational purposes (e.g., a reading room, game room, place for our two boys to practice their violin and trombone). Given the pole barn structure and nature of the trusses supporting the loft floor, we have run into an issue with height of the overall structure being 25' feet tall. We didn't consider this would be an issue since many other buildings on neighboring properties are much taller than 25' (i.e., grandfathered in) and given the placement of it, it would be surrounded by beautiful mature trees. Given the height restriction of 22', we have discussed the modifications to the current building plans with the structural engineers. Such a change would not allow for the internal height requirements we propose, nor would it change the price of the project. So basically, we would be paying the same price for less square footage and lower ceilings that wouldn't allow the purposes we intend. It should also be known that the additional height would not impact any neighbors' view. It is with those considerations we ask for the height variance.

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The second variance we are requesting is placement of the pole-barn. We have chosen a location that tucks the building away and avoids obstructing any neighbors' views of what they currently have. This placement also maximizes the retentions of our property's wooded area. The issue at hand is the proximity to the small creek that runs across our property. After having completed a topographical survey, it was found that our proposed location should not cause any issues with the creek. The proposed placement is important for maintaining the current aesthetic appeal of the property. It would maintain the focal points, not impinge on neighbors current views, cause the least disturbance to the natural setting and also utilize an otherwise open area in our backyard. It is with these considerations we make our request for the variance of placement.

