

NARRATIVE

1: 5203 NEW PROSPECT COURT IS A CORNER LOT SITTING ODDLY ANGLED. THERE IS A 31.5' FRONT SETBACK TO NEW PROSPECT COURT. A 46' FRONT SETBACK TO RISING SUN LANE, LEAVING THE RESIDENCE TO BE WITH CHALLENGING PROPERTY SETBACKS. FROM THE LEFT REAR IT'S 25' AND RIGHT REAR TO RIGHT PROPERTY LINE. 35'.

2: THIS DECK PROVIDES A NICE OUTSIDE SPACE FOR THE HOMEOWNERS. LOT 126 TO THE LEFT THIS WOULD BE ON THERE RIGHT REAR YARD. WITH A 35' SETBACK TO THE HOUSE. LOT 124 TO THE RIGHT WOULD BE ON THERE LEFT REAR SIDE OF THE HOUSE WITH A 48' SETBACK TO THE HOUSE, THIS WILL NOT ALTER ANY DEVELOPMENT OF ADJACENT PROPERTIES.

3. THE DECK IS PLACED ON THE REAR OF THE HOME, WITH STILL AMPLE SETBACKS, ONLY THE LEFT CORNER OF THE DECK DOES NOT MEET THE REAR SETBACK REQUIREMENTS BY ZONING BY 6',

4. THE CORNER LEFT DECK TO MEET REQUIREMENT WOULD HAVE TO BE CUT IN BY 6' ON AN ANGLE TO MEET THE REQUIRED SETBACK OF 20', AN ODD STRUCTURE FOR THE DECK, BEING HOW THE HOUSE IS ANGLED MAKING THE MINIMUM VARIANCE NECESSARY FOR A 14' SETBACK, AS PROPOSED FOR A 20' x 18' OPEN DECK,