

McClelland
24 Riverpoint Point
Little Rock, AR 72202

January 29th, 2020

To: Frisco Community Development Department
Town of Frisco
PO Box 4100
Frisco, CO 80443

RE: Planning File No. 260-19-VAR

To whom it may concern:

We own a home at 196 N. 4th Avenue in Frisco, directly across from lots 23 and 24, block D, Frisco, that a variance has been applied for to the front setback off of 4th Avenue. We object to the variance for the following reasons:

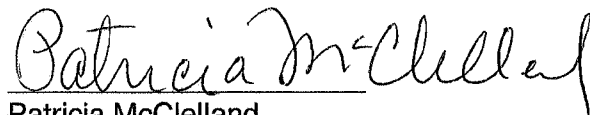
1.) The subject site is in the "real floodplain", as we have observed the water rising many years into the shack beside the alley (inside the proposed building envelope). The proposed footprint of the building in the variance drawing will be totally inundated by the spring thaw runoff as the proposed building extends toward the waterway north of the old shack mentioned above.

2.) A 10 foot setback on 4th Avenue would have the building almost hanging over the street. 4th Ave. is a very busy street and a vehicle that veers off of 4th Ave. would hit a building 10 feet from the street.

3.) A building 35 feet tall directly across 4th Ave. from our home would eliminate our wonderful view of the mountains of Frisco. We built our home 17 years ago on this site because the wetland across the street provides wonderful views of the mountains. A building blocking our views will adversely effect our property value and potential resale of the home.

4.) Allowing a building in the wetland will create higher flood levels on the property upstream and may cause flooding of low-lying buildings in Frisco. Because the proposed building is in the floodplain it would create a flooding problem which the floodplain designation is intended to prevent.

For these reasons we are totally opposed to any setback variance and any building in the location across from our home.


Patricia McClelland


James McClelland