

December 9, 2019

To The Planning Commission;

We are long-time Summit County locals hoping to build a single-family residence for our family on the lot described as TBD 4th Avenue in Frisco. We are aware that there are wetlands issues and have received permission from the Army Corps of Engineers by a Nationwide Permit Number 29 to disturb the wetlands on the property by adding fill dirt. We have been working with Blue River Land Surveying and 285 Engineering to place the residence in the spot that disturbs the wetlands the least.

We are requesting a 10-foot variance from Frisco's 25-foot setback standard from adjacent wetlands. We are not asking to encroach upon the 25-foot setback from the creek, but rather, asking for smaller setbacks from the wetlands adjoining three sides, West, North and East. Without this variance, it would not be possible to have a house on this property.

Under the current setback requirements, we are not allowed reasonable use of the property, in it's current zone, in the absence of relief. The 25-foot setbacks from wetlands requirement imposed by the Town of Frisco deems our property unbuildable due to the fact that it is only 50 feet wide and adjacent to a property which, in it's current state, is mostly wetlands.

This variance will not have any adverse impacts on the surrounding properties, the neighborhood, or the community as a whole. We plan on building a single-family home that fits the character and design typical of a Frisco single-family home. Something with a similar look and feel to the pictures of 2 houses included below.

The granting of this variance will not be detrimental to public health, safety, and welfare or injurious to surrounding property values and neighborhood character. A new house in that area will increase neighborhood values and character. We are aware that we will most likely need to improve the alley and put in a new fire hydrant, also adding to the safety and value of the neighborhood.

The granting of this variance shall not be substantially inconsistent with any plans adopted by the Town of Frisco. We are not asking for anything extra, just the variance so a regular, single-family house can be built on the property zoned for it.

The granting of this variance shall not materially weaken the general purpose of the Zoning Ordinance or it's regulations since this lot was originally deemed buildable at the time of original platting.

This variance, if granted, shall only be to the extent necessary to afford reasonable use of the property. This lot has always been zoned to be built on, and we are hoping that we can do so with said variance.

We are truly hopeful that we can work this out.

Please let us know what questions and or concerns you have.

Jake and Rori Miller 970-389-0584

NORTH

S 89°59'34" E 50.46' (F)

CREEK
Approx. location south side Ten Mile Creek

WETLANDS

25' SETBACK FROM 10 MILE CREEK

South Edge Floodway, Zone AE
(overlay, estimate based on available FIRM)

WETLANDS

4th STREET

S 11°20'08" E 95.02' (F)

(30.00')

Lot 23

Lot 24

No Improvements
0.114 Acres
4975 Square Feet

ADJACENT
Property
Lot 22

Mostly WETLANDS

N 10°59'37" W 104.76' (F)

45'

Proposed House Footprint

10' SETBACK

Wetlands
Delineation
Flag (typ)

wf4

wf5

wf3

25'

A 25' SETBACK
DEEMS property
UNBUILDABLE

WETLANDS

encroachment

Wood Shed
(partially
down)

8.5'

7.6'

4.1'

wf1

wf2

S 78°52'59" W 50.10' (F)
50' (P)

Found rebar with cap
LS10847 (25.00 ft
Witness Corner)

(25.00')