



ZA 8-21-2019
Item # 5a.
(2 pages)

Planning Department <planning@edcgov.us>

VARIANCE V-18-0005

1 message

Norb <nwitt@sbcglobal.net>

Mon, Aug 19, 2019 at 11:16 AM

To: Melanie Shasha <melanie.shasha@edcgov.us>, tom.purciel@edcgov.us, charlene.tim@edcgov.us, PLANNING@edcgov.us

I am very opposed to the approval of the subject Variance for the following reasons:

1. TITLE 130 - ARTICLE 5 (Planning Permit Processing)

ORDINANCE NO. 5090

130.52.070 VARIANCE

D. FINDINGS REQUIRED

4. ... not detrimental to the public health, SAFETY and welfare or injurious to the neighborhood.

The road at the proposed house location is at the apex of a very dangerous mountain road BLIND S curve with a ditch and mountain on the left side and a cliff on the right side. The road rises approximately 22 feet from another curve on the right heading up to the proposed location. The asphalt is approximately 18 feet wide. Most vehicles drive in the MIDDLE OF THE ROAD. The three car garage would have 20 (TWENTY) feet from the pavement for two of the bays. There are many vehicles that exceed 20 feet. The vehicles would be BACKING OUT into the most dangerous location. There would be NO place for mail, FedEx, UPS or Garbage trucks to stop without blocking the road. This would constitute a VERY SERIOUS SAFETY CONDITION. The proposed location is extremely dangerous and a potential liability to EDC if the variance is approved.

2. There is some question about the proposed location of the home. The Topographic Survey submitted to EDC P-C18-0001 has the house located approximately 25 feet from a large oak tree to the Northeast of the corner of the house yet the Variance application has the corner of the house within the overhang of the oak tree. EXHIBIT J - DRIVEWAY LINE OF SIGHT ANALYSS has the corner of the house within the overhang of the oak tree.

3. I seriously question the LINE OF SIGHT ANALYSIS. First the vehicle is shown pointing to the road when it needs to be backing out. The danger is coming from the right and the analysis shows visibility going THRU THE MOUNTAIN!! The vehicle shown is also in the MIDDLE OF THE ROAD - not in the driveway checking for clearance. The LINE is also at the top of the vehicle which is shown as 6 feet above the road surface. There are a number of sport convertibles in the subdivision that are much less than 6 feet high going up that hill in excess of 25 miles per hour after a long downhill run to the curve. Also the TSD Engineering letter confuses RIGHT and LEFT compared to EXHIBIT J. The 278 feet LINE OF SIGHT is confusing since the proposed garage location is approximately 350 feet from the electric gate which is clearly visible.

I plan to speak at the hearing.

Norb Witt

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8/19/2019

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