Ref. the vacant lots of record 200460006, ( PV-13), and my existing residence 200460005 (PV-12). I’ve received a Building Parcel Designation BPD2019-01 which combines the two adjacent lots (lots 12 & 13 of Pineview West Subdivision No. 2) to allow construction of a pole barn subject to: 1) Land use permit required for building permit. 2) Development shall not occur within existing drainage easement (which occurs corner to corner or laterally across lot 13). For the record I have owned both properties for 30 years, thus have observed for such length of time, ephemeral conditions pertinent to the easement . My desire for this variance request is to restore the original 35’ drainage which is entirely adequate considering ephemeral drainage known as Rattlesnake does not flow every year, flows a rather small stream, and is in a ravine. Later amended easement of 50’ is overkill for this drainage *and* all easement consideration disappears when Rattlesnake drainage meets 5150 East (Radford Lane) and adequately runs down a roadside swale or ditch through five drive way culverts until it meets Hwy 158. A variance to original 35’ easement would allow me to locate the pole barn as close to the edge of an open field shared by lots PV 12 and PV 13 as allowed by *safe* ephemeral drainage easement requirements for three reasons. 1) to attempt to locate the structure on PV-13 somewhat behind exiting foliage to hide somewhat from road view. 2) maintain as much as possible what would be left of the open space in the shared open field which is a feeding and migration zone of sorts for primarily deer and lesser extent to moose and turkey feeding in and moving through to other feed and water elsewhere. 3) Better mitigate rain and snow melt runoff from pole barn roof toward the drainage ravine.

 This, again, would allow more aesthetic location of the structure and more reasonable use of the shared open field.

See several photos and other attachments for clarification :

The ephemeral drainage known as Rattlesnake runs diagonally across PV-13 as shown in PDF attached titled “Rattlesnake Drainage”, which is deceiving as the drainage appears flat but in reality is a swale or ravine and drains the small Rattlesnake draw and only flows in early April only on years of above average snows. That is, it’s dry most years of average snowfall.

“Plat of Pineview Subdivision No.2” with explaining verbiage included and stream flow indicated by blue dots.

Rattlesnake drainage Culvert” PDF with verbiage further showing the roadside swale and culverts through which Rattlesnake Drainage easily flows with apparently no further easement requirements.

“Rattlesnake Drainage high water cat 1 and Rattlesnake Drainage high water cat 1.2” JPG photos. Photos show high water on a typical year when the drainage *does* run. Note extensive hydraulic loading through the ravine *and* the“high water” condition shown even runs clear.

“Pole barn placement and measurements, and setbacks svg” for some clarification relative to Rattlesnake Drainage on PV-13, 200460006.

“Pole Barn plans” PDF for consideration.