

We want to build a single family home on our lot at Powder Mountain. However, there are circumstances making this difficult to do without a variance from the county. We are requesting a variance due to the following circumstances:

- The lot itself is very steep and very small; measuring only .21 acres / 9505 sq. ft.
- Powder Mountain Ski Resort has an easement through our property for a ski trail (Slow Poke). This reduces our buildable area by about 1/3, forces us to build on the south side of Slow Poke and significantly limits the type of structure we can build within the current setback requirements.
- Slow Poke is constructed outside of the designated easement, encroaching on the south side of our lot. Without the mountain making changes to the way the trail is constructed, our buildable area is reduced even further.
- Aspen Road is constructed to the north of the original design easement, putting the road further from our property line and consequently, increasing the actual physical setback from our lot and buildable area.

We are requesting a five foot variance from our property line; the same variance that has been granted to some of the homes up at Summit Mountain. With a five foot variance, our home will still be approximately 15+ feet from the road due to Aspen Drive running north of the original design plans.

We have included our site and building plans and two topography maps. Both topography maps show Slow Poke and Aspen Drive as currently constructed versus where the road and trail should be as well as our property line and the requested five foot setback. We've also provided a photo overlooking the majority of our association with our lot indicated with a red box for visual reference.

We appreciate your consideration.

Jimmy DePiano