

Ewert, Charles

From: Robert Keddington [rcolbyk@gmail.com]
Sent: Friday, February 12, 2016 1:56 PM
To: Ewert, Charles
Subject: Colby

Responses to the five criteria are below:

A) Literal enforcement of the ordinance creates an unreasonable hardship on parcel A (20-019-0014) as per it restricts the parcel in allowing a buildable structure which is essential to the enjoyment of the land. Surrounding parcels enjoy the use of habitable structures, but in the case of parcel (A) it does not. The enjoyment from this land comes from the allowance of a buildable lot which is the same as the surrounding lots in the neighborhood.

B) This hardship is not self-imposed. The Wilcox Camping and Boating Subdivision originally consisted of 30 Lots when it was first established. Over the years some lots were combined into larger lots and re-plated. The most current plats were not done properly and this variance request goes back to the patent to correct these issues.

C) Granting this variance will allow rights to this property for the same enjoyment that the surrounding lots in the neighborhood enjoy. Other members of the community have already started revitalizing the area. They have received additional variances for improvements to their properties. They are enjoying the use of their land to the full extent. This variance is essential to allowing the same rights and enjoyment as the other properties in the community.

D) This variance will not affect the general plan of the community. The general plan is to revitalize this neighborhood and turn it from an "eyesore" to a beautiful, well maintained area. This will also increase home values and the revitalization will bring a better quality of enjoyment. These changes will actually be beneficial to public interest.

E) The spirit of the land use ordinance will be fully observed. Justice will be done. The community will see the benefits in property values, an increase in beauty and maintenance in the area, and will enjoy the same use and benefit for all of the properties in the neighborhood.

We hope the county and BOA finds the variance request acceptable and that we have met all of the requirements for the granting of the variance.

Sent from my iPhone