

Wiscombe Home Applicant Narrative 1

I am requesting a variance to the 50ft. drainage easement ordinance. This is due to multiple factors relating to the existing home requiring repair of failing roof and the need to provide safe access to the upstairs bedrooms for my children.

I am requesting 7.5 ft in width to the East and the affected area is 24 ft. in length. The requested area is inside of the footprint of the original deck. The NE corner of the home is already encroaching on the easement with the deck footings/piers that were in place, this request is utilizing the same area maintaining the 43 ft. from the center of the stream. The requested foundation alignment will then continue to follow the homes existing deck footprint to the South and away from the stream.

Wiscombe Home Variance Request 2

The requested variance does not significantly change the existing situation regarding the home/ stream relationship as the existing stream runs basically parallel with the push- out of the east wall of the home. The stream then meanders to the Southeast at the existing property line and gradually increases distance from the home.

Due to the nature of our property we are restricted on either side (East and West) by drainage easements in which the house was already balanced between the two. The stream to the West runs basically from March to June. This year was one of the wettest on record and the stream ceased to run July 2. The 15inch pipe that carries this runoff thru the built up portion of the property is more than adequate. The stream in question with this request is currently at a trickle and will normally cease to run at the end of September until runoff season, even with this record year of flooding it never exceeded 5 ft. in width and is in a channel fully 5ft. below existing roadway and property grades.

The area we are asking to utilize was already within the basic footprint of the existing home. Even though it was in the form of a deck it was still utilizing the same support structure (footings, piers and support beams as the existing A-frame home.

Wiscombe Home Variance Request 2A

The property we purchased in 2008 has a unique feature that other properties will normally not have in the form of 2 drainage easements. The existing home is precariously situated between the 2 easements and in the case of the NE corner was already encroaching on the easement.

The property at midway point from front to back raises drastically in elevation and the western drainage easement gradually encroaches further to the east making available building space non-existent when you now have property lines to deal with on the East side. It is obvious to see why the home was placed where it was 40 years ago.

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There is compelling evidence that the stream has been altered from the time the house was built till now. The stream at the property line does a fairly radical bend to the west at this point and I suspect it has more to do with constructing the culvert perpendicular to the roadway than any natural meander a stream would normally undergo.

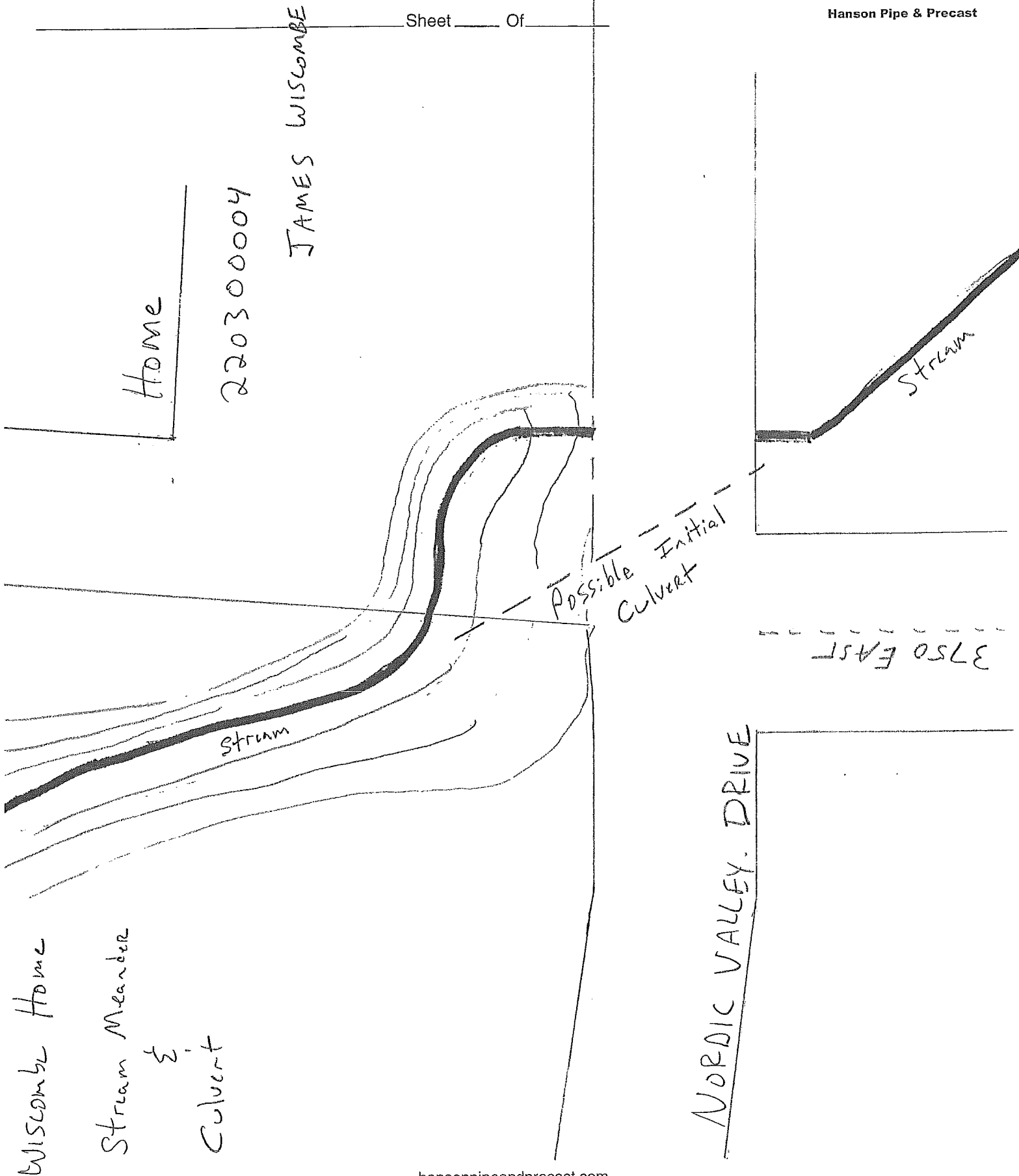
If the stream was to run what would appear natural the easement would not be an issue and if the culvert that was originally placed was placed parallel with the natural flow of the stream then the stream may have never even been on this parcel.

In speaking with residents that have been living there for some time, no one can really recall the exact locations or construction parameters during various phases but they all remember work conducted in this area involving pipe work and road widening.

The bank to the West is steep and the bank to the East is low and obviously has been the stream bed sometime in the past. Exposed large roots of trees on the West that have barked over do not naturally grow that way they are exposed after development and adapt to that exposure.

Please see attached drawing explaining this possibility.

Project _____ Date _____
Drawn By _____
Sheet _____ Of _____



Wiscombe Home Variance Request 2B

Due to the condition of the existing A-frame, the access to the upstairs rooms was limited to what was essentially a ladder that was 18 inches in width and at roughly the same pitch of a ladder in use. These are the rooms occupied by my children and the steps were not safe.

When the roof failed and began to leak this winter it ran down the exterior eastern wall and saturated the floor in the kitchen space ruining the carpet and exacerbating a situation that was in the making long before I purchased the home (the floor was rotted.) When I exposed the problem in the roof it was apparent that the best solution to repair the roof was to add some pitch to the modified A-frame and distribute the bearing between existing piers and a new foundation of 8 inch reinforced walls.

The foundation was placed inside what is the existing footprint of the structure/deck and with the added width is able to facilitate a stair case which properly accesses the upstairs bedrooms. We are also able to make the kitchen a workable room which previously was seriously hindered by the basic A-frame design and it's functionality was questionable at best.

We only need to go for a short walk in my neighborhood and find there are similar situations where owners have had to slightly encroach on the easements to fit a home on their property which respects the basic premise of the drainage ordinance. These properties as well as mine are able to maintain the spirit of the ordinance if not the letter of the law and provide a beautiful location in which they are proud of and so should the community.

The Home is in a beautiful location in which my family both loves and respects. We have taken a structure that was deficient in many ways and have diligently strived to make it a valuable piece of property that will benefit my family as well as the community.

We are not encroaching on the county ordinances any more than what was already in place. We want to make the property better for everyone involved and intend to live out our days with our kids and grandkids in this safe, livable and beautiful location.

Wiscombe Home Variance Request 2C

In regards to the final narrative asking if this is a self imposed hardship. It is hard for someone like me who takes ownership and responsibility for their actions to point fingers and say "it is not my fault"

Could I have avoided this? The answer is Yes! Could I have lived with the situation? The answer is Yes!

That being said, I do feel I owe it to my family to provide a home that is safe and atleast as functional as the friends homes they sometimes stay at. The roofs should not leak, the kitchen should be adequate so that just turning around is not a chore and they should be able to access their bedrooms at anytime of the day and with any degree of consciousness and be reasonably safe in doing so.

We are hard working and conscientious citizens. My wife and I work very hard and have done nothing but try to better ourselves, our family and our property. We only want to be somewhat comfortable and safe in our home enjoying the same benefits as our neighbors.

Thank You, Scott and Sherry Wiscombe