

2304 Spikehorn Ave. Pergola

February 02, 2018

Exhibit 1: Section 6-3-6:2: Standards for Granting a Zoning Variance

1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan.

We are requesting this variance to allow us to maintain and keep a pergola that we built. We have strived to build an organic, natural flow to the property. The aesthetics of the pergola, as well as the considerations of the neighborhood, were taken into account. We strived to preserve and protect property values. We also added a considerable amount of landscaping to surround the project. We constructed the area to be open and without bulk. We kept the pergola as far as possible from the easement. In a short amount of time, the pergola will not even be visible due to the growth of the new landscaping

2. Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district.

As shown in our Plat of Survey we have to work around several unique features to built this pergola.

First-we have a large pool and many underground gas and electric lines that run throughout the back of the lot. We have a cement pad that has all of the pool equipment. Gas, electric, water, filters etc...

Second-we have a 10' public utility and drainage easement in the very back center of our lot. The incline does not allow any structure to be placed in that area. There is literally nowhere else this pergola could be built on the property

Third-we have 22 year established trees and landscaping.

3. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.



Our main goal with this pergola is to add to the natural beauty of our yard and the neighborhood. We used only natural tones and wood. There are several other neighbors who have pergolas on their lots. This was our inspiration. We wanted to maintain the character of the surrounding properties. We tried to build a pergola that would add to the harmony and general welfare of our neighborhood.

At the time of construction, we were unaware that we would need this variance. Although ignorance of the law does not excuse noncompliance, we are striving now to correct the mistake.

Please refer to the letters from our neighbors in Saddlecreek to give a third party perspective.