

Exhibit 1 Section 6-3-6:2 Responses

1. The porch encroaches 12 feet into the required rear yard setback.
2. Our property originally had a large mature tree in the middle of the yard that took up quite a bit of space. We put the sunroom where it is so that it still allowed us to use yard while keeping the tree, but our plan was limited due to the location of the tree. Given that the tree was in the middle of the yard, there wasn't any other option as to where to put the sunroom. We designed the patio to curve around the tree (where the fire pit is now). However, we didn't realize the tree was starting to die and started to lose very large branches after a storm. It became a hazard to our children playing in the yard that we had the tree removed. Since our patio was poured around the tree (where the curved portion of the patio is) we repurposed that space to use as a fire pit so that the shape of the patio still fit into the space. Our original placement of the sunroom was decided upon so that we could keep the tree. Unfortunately, we didn't foresee it dying and needing to be removed.
3. This sunroom is an extension of the exterior of the home. It fits nicely with the look of the neighborhood and homes going up. The home directly next to us has a rear garage that extends beyond our sunroom. They line up with each other and thus does not look out of place. The structure is mostly windows so there is still a see through view. Abutting properties are not impacted by this structure. The neighbors behind us, and down two houses, are also constructing a similar structure on their property to be completed in the next month or so. They also required a variance that was granted.