

Variance Requested for 4112 Hickory Lane

I, Michael R. Copeland, am requesting a variance for an Accessory Structure (storage/workshop/garage combination) to be built in the side front yard of 4112 Hickory Lane. The structure will be 22 ft. by 28 ft. and will face Hickory Circle. The structure will be 2x4 framing with board and batten siding and architectural shingles to match the primary structure. It will have an 18 ft. garage door facing Hickory Circle to provide access for vehicles from the street. It will also have two side-by-side 4 ft. sliding doors facing the West side of the Primary Structure to allow for cross ventilation and access from the Primary Structure. The structure will be placed 10 ft. West of the nearest wall of the Primary Structure and 15 ft. North of the nearest wall of the Primary Structure. The structure will be 28 ft. East of the edge of the asphalt on Hickory Circle. This is approximately 12 further from Hickory Circle than the existing fence line on the property. There is no Bill of Assurance on the property that has been filed and the adjoining property owners have been notified and signed the appropriate Notification Forms.

The variance is being requested due to the proposed placement of the Accessory Structure in accordance with all other zoning/code requirements will require it to be built extending 10 ft. into the side front yard.

The variance is necessary due to placement of underground utilities that run diagonal through the yard from the North-West corner of the property to the North-Center of the Primary Structure. And the Drainage Easement that runs the length of the North side of the property. And the Slope of the North half of the property that was made to provide drainage. The East side of the property is not an option for the Accessory Structure due to the trees that line the property and the lack of street access for potential garage use. The property owner also has progressive physical limitations that necessitate that the Accessory Structure be located as close as possible to the Primary Structure.

I appreciate your attention to this matter. If you need any further information please call (870) 219-9190.

Respectfully,

A handwritten signature in black ink, appearing to read "Michael R. Copeland", written in a cursive style.

Michael R. Copeland
Owner of 4112 Hickory Lane