

My name is Chad Crittenden and I live at 4130 Harding St in Aurora Park (NE corner of 40<sup>th</sup> and Harding). This property is 1.1 acres that funnels down into a pie shape towards the South. I'm applying for a vacation of setbacks or permission to build into the current setbacks on the West side of my property to build a detached garage. I'm looking to put up an approximate 24'x30' detached wood structure. Due to the current city setbacks, odd shape of our lot, and extremely poor drainage on the rear of our property, I am seeking to move the setbacks on the West sides of the property to 25 feet.

Our property has very poor drainage in the rear due being the lowest back yard on the block and having significant negative grade. The back yard can't be raised much more because the view out section of the house was built too low. Our backyard holds thousands of gallons of water with a several-inch rainstorm. (See pics) Putting up a garage on the rear of the property beginning at a 50' setback will more than likely dam up water as it flows West towards Harding ST. Without significant professional grade work and an elaborate underground drainage system, building the garage there would be unfeasible. The only suitable location we can find to build is further West toward Harding St where the yard is flat. Unfortunately, the property setback on the West side of the property is 50' and 30' on the East. Our lot is deep front-to-back but not wide. This style of lot won't allow us to put a building on the side of the house like other property owners.

My understanding is that current setbacks on new neighborhoods in Bel Aire are only 25', whereas mine are 50' on the West and 30' on the East. I was told such a large (50 feet) setback was established there because of the potential for a trolley car rail system to be built in the area decades ago.

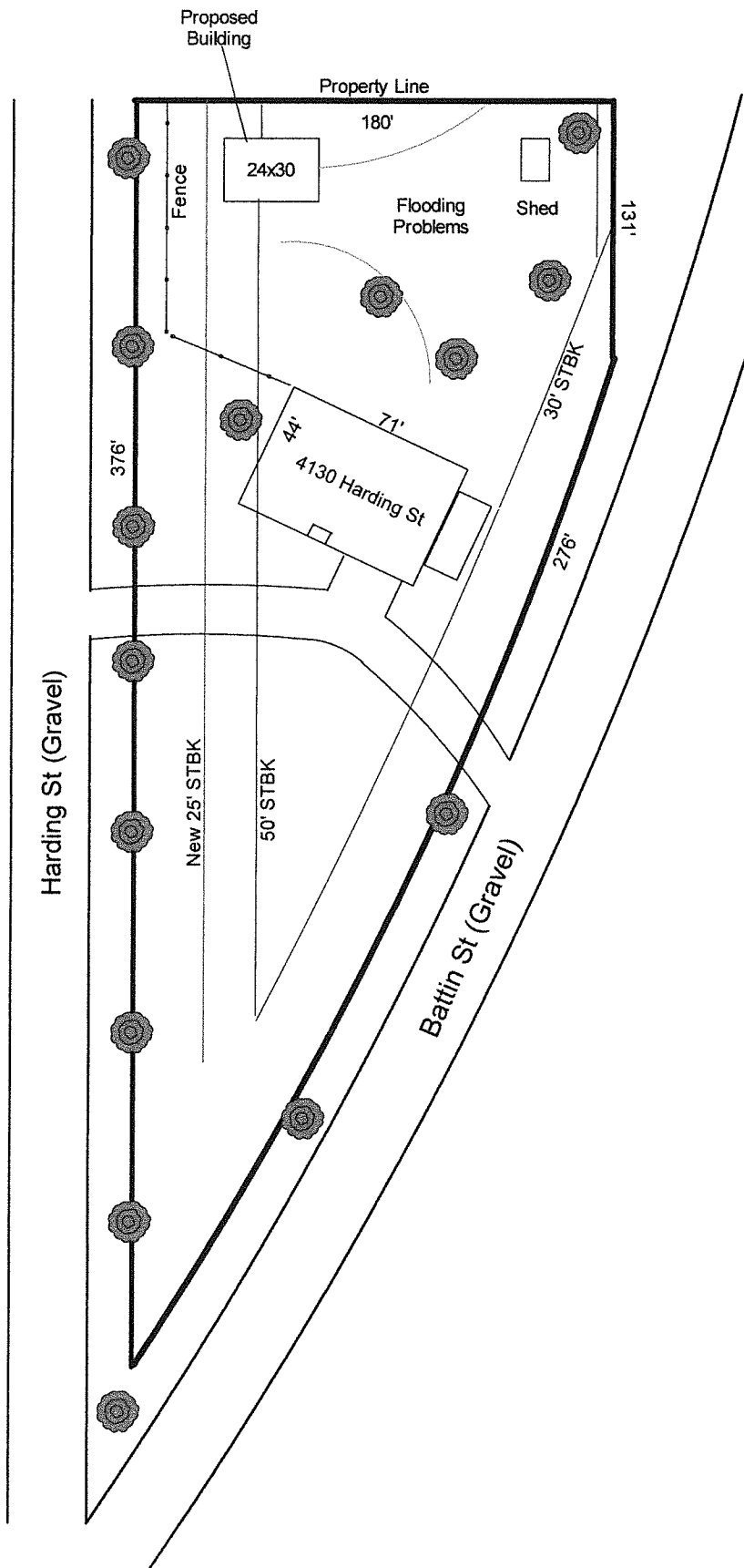
A setback at 25' on the West side of the property would allow the garage to be built on a positive grade which would improve drainage, thus eliminating the need to move fencing, tree removal, as well as avoid significant cost increases. This should also raise our property value, taxes and allow our multiple vehicles to be parked in the garage.

The garage would have the same roof style and finishes as the house. The building will probably only be 50-60% of the height of the house.

We love our property and community in Bel Aire, but a detached building is a necessity for us to stay here.

Thank you,

Chad Crittenden



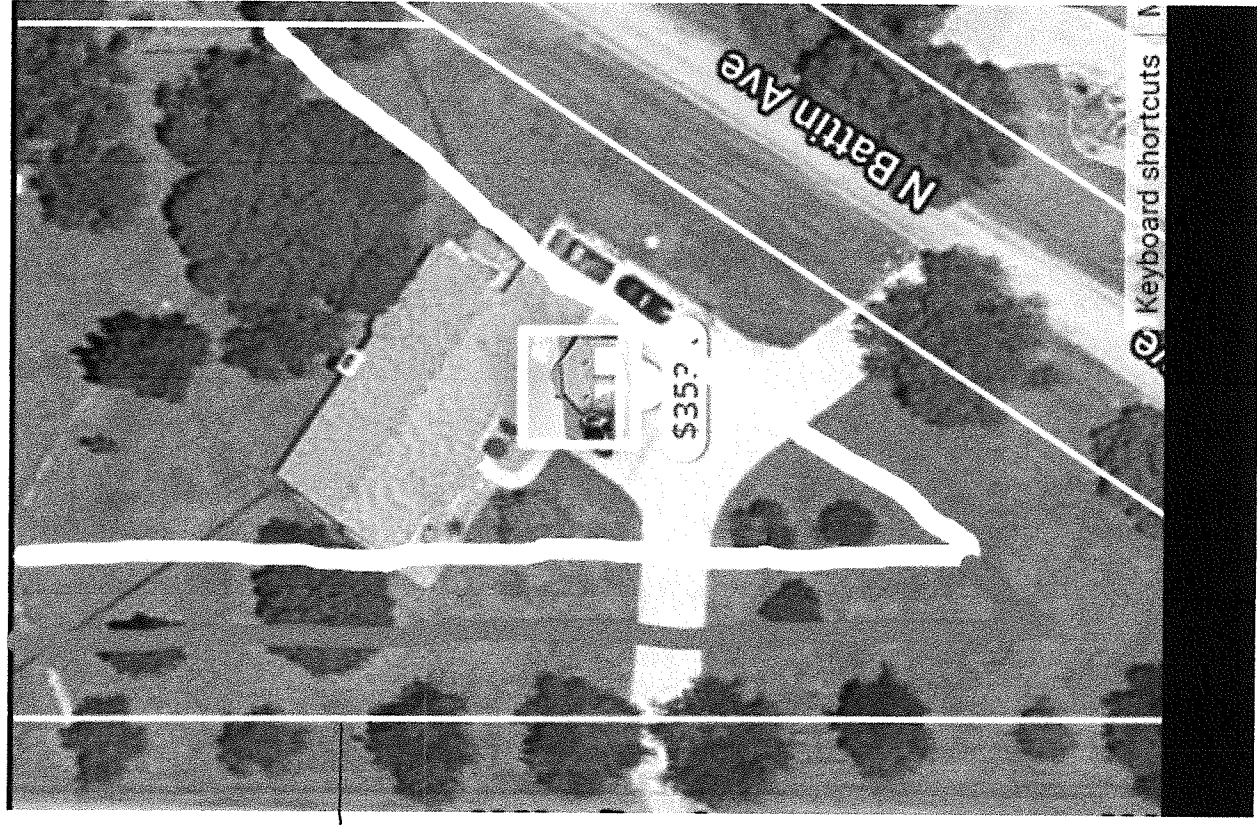
Drawn by Chad Crittenden  
(Owner)

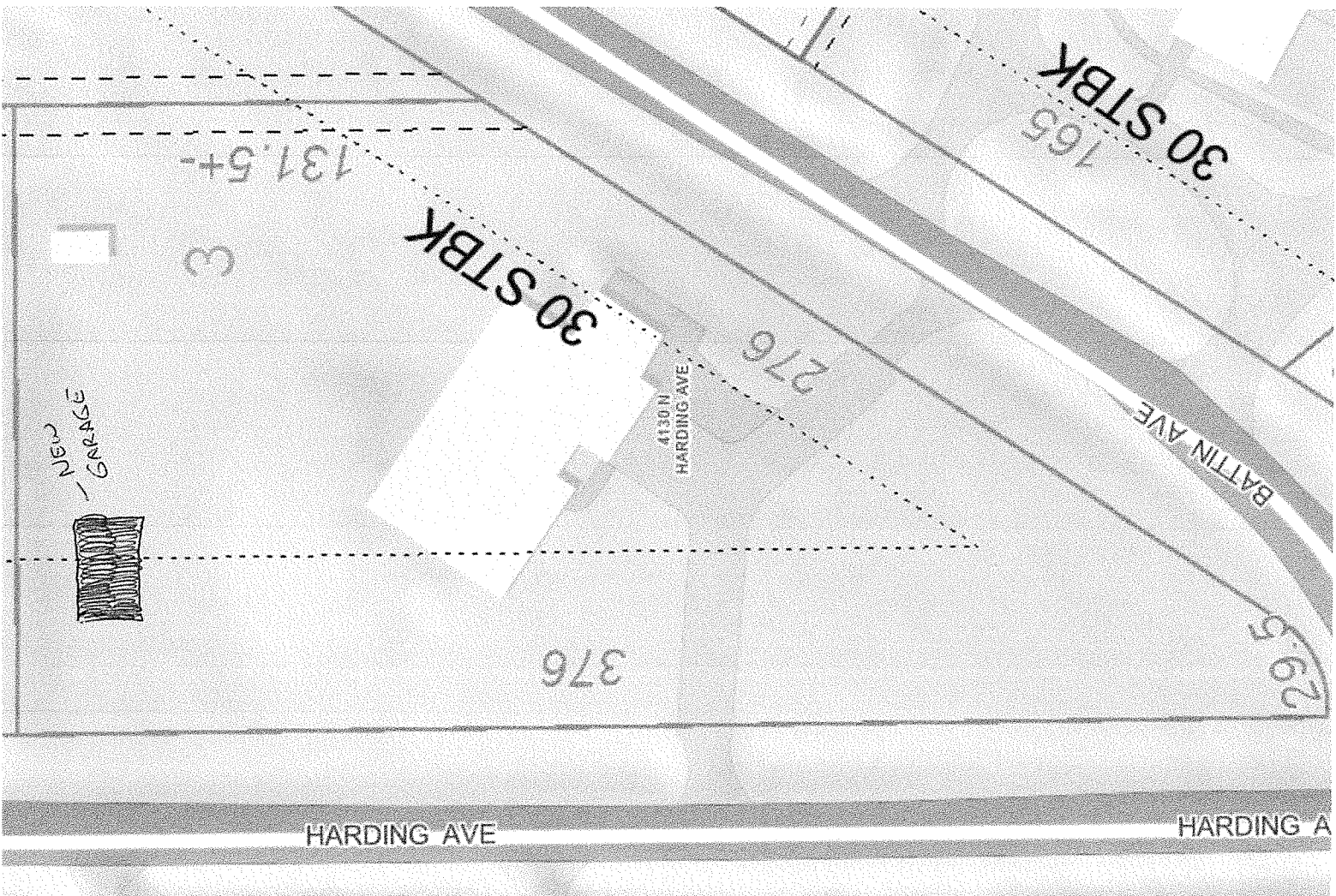
4130 Harding St  
(Aurora Park)

Move West Set Back  
from 50' to 25'

Proposed 25 ft  
SET BACK }  
CURRENT  
50 ft Setback

Property  
LINE







BACK YARD with 2.5" Rain