

To Whom It May Concern:

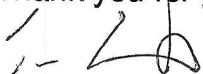
I am writing to address the reason for requesting the front yard setback variance on behalf of Vicky and Cal Steiner for Lot 12, Block 2, Park Hill Addition (694 Park Street). We are requesting a variance because of multiple hardships that are present on this lot:

- 1) There is an approximately 30 foot drop in elevation from the front of the lot to the back, making it only feasible to build on the front of the lot.
- 2) The house built directly to the NE of this lot has a setback of approximately 8 feet and 9 inches off the front lot line. We are not requesting to build any closer to the front lot line on Lot 12 than this house is built.
- 3) There is a City of Dickinson sewer line, and wastewater drain line, running on the lot line on the NE side of Lot 12 that has no recorded easement for it. We are trying to maintain proper setbacks from these two lines so as to not cause any problems.
- 4) This is the last lot to be built on in this neighborhood. There are no other lots to set a future precedent for building this close to the lot line. We are also not encroaching any closer to the front lot line than other houses that are already constructed.

We will also be maintaining a 20 foot setback for the garage, so we will not be parking on the right of way. This is also a greater distance than the neighboring property and maintains the minimum 20 foot setback for driveways that the City requests. Thus we would be maintaining the spirit and intent of the City of Dickinson building codes.

Granting this request would be beneficial for this neighborhood and the City of Dickinson. We would be converting this vacant lot into a buildable lot as the slope currently makes it unfeasible to build on it. Building on this lot would improve the aesthetics of the neighborhood while increasing the property tax revenues for the city. We would also be avoiding potential possible issues concerning City of Dickinson sewer and wastewater lines running through a private lot without a recorded easement.

Thank you for your time and consideration!



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