

**Board of Adjustment**  
**Detailed Justification of Variance Request**

Our property is situated within a cul-de-sac, which inherently restricts the available land area compared to properties located on regular street lots. Cul-de-sacs are designed to maximize safety and minimize traffic flow, resulting in narrower lot sizes and reduced space for construction activities. Our lot being the smallest on the street and having the imposition of a 25-foot building line setback in the front yard, and a 10-foot easement in the back yard further exacerbates the spatial limitations imposed by the cul-de-sac configuration. While we understand this setback regulation aims to maintain uniformity and aesthetic appeal within the neighborhood but inadvertently restricts the flexibility of property owners to utilize their land effectively, which we feel we have overcome with the current home we built and live in, now affecting the design of what we would like to build as a pool to finish out our home/backyard space.

The literal interpretation of the provisions of the ordinance would deprive us, the applicant, of rights commonly enjoyed by other neighboring properties on the same street because our smaller lot on a cul-de-sac lacks front grass space to compensate for non-pervious surface. This unique constraint unfairly penalizes us for factors beyond our control, creating an inequitable situation where our property is unable to enjoy the same privileges as others in the neighborhood.

The lot's shape, size, and placement were not determined by the actions of the applicant. We are committed to responsibly utilizing the available space and adhering to the regulations while constructing a pool that aligns with the limitations of our yard. Our goal is to manage the pool's size within the confines of what our property can accommodate without encroaching on any rear easements. By doing so, we aim to maintain compliance with local regulations and ensure the preservation of neighboring properties' rights and privileges.

Our neighbors on the street boast significantly larger homes with pools, facilitated by the shape of their lots. In contrast, our lot's configuration limits our options. However, we have garnered widespread support from neighbors, evidenced by forthcoming written signatures endorsing our endeavor to install a pool on our property.