

Town of Prosper,

We are requesting a variance on our property located at 1710 White Tail Dr., Prosper, Texas 75078. (Lot 4, Block G of Star Trail Phase One A, Collin County)

The variance we request is in the rear of the lot. The plat that was submitted shows the property line in a straight line from corner to corner of the rear of the lot. The actual stone wall with an iron fence on top is bowed outward away from our house.

When buying the property we assumed the fence was the property line and took measurements based on that. The original plat showed the property line and wall to be on the same line so we did not think twice about our property actually not going all the way to the wall.

Skip ahead to the present as we have had pool companies give us bids on a pool and we find out the property line is different than expected.

I write this to ask the Town to grant us the variance to build the pool inside the property line but 3 feet away from the wall as shown in the pool layout/plat that was submitted. This would allow us to have the pool desired and allow the developer to move the wall in the future on their property without damaging the pool if needed. (See HOA letter of approval).

By granting the variance we would be able to utilize the entire space inside the fence or what we consider "our yard" without adversely affecting the land use around us. Actually all lots with the exception of ours and the neighbor to the West have the wall/fence as the property line.

One additional note: By granting the variance it will allow us to build a pool and it also keeps us at the 1:1 ratio on grade that would not require engineering. This is both beneficial for the town and for us.

Respectfully,

Matthew & Cristina Owens
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