

Dear Members of the Board of Adjustment,

I, Sean Wrobel, am the property owner of 1103 Cedar Lake Court, Wylie, Texas 75098, legally described as Lot 21, Block M, Twin Lakes Phase IV, an addition to the City of Wylie, Collin County, Texas. I submit this letter in support of my application to the City of Wylie Board of Adjustment, requesting a zoning variance to allow the construction of a residential carport.

The subject property is located at the end of a cul-de-sac, which creates unique physical conditions not common to standard interior lots within the subdivision. The curved frontage and irregular lot configuration significantly reduce the buildable area when standard front and side yard setback requirements are applied. As a result, the front and side setback lines converge, limiting reasonable placement of accessory structures.

The intent of this request is to construct a modest, open-sided residential carport that aligns with the existing driveway and residence. Strict compliance with the zoning ordinance setback requirements makes it impractical to locate the carport in a functional and reasonable location due to the lot's configuration. I am requesting the following variances:

- A reduction of the **required 25-foot front yard setback to 18 feet 3 inches**, and
- A reduction of the **left side yard setback to 17 feet 8 inches**.

These requests represent the minimum variances necessary to allow reasonable use of the property. The hardship prompting this request is related solely to the physical characteristics of the land and is not self-created. The existing residence and driveway placement, combined with the cul-de-sac lot shape, restrict the available buildable area under the current zoning regulations.

The proposed carport will be residential in scale, architecturally compatible with the existing home, and consistent with the character of the surrounding neighborhood. It will not obstruct visibility, interfere with traffic circulation, negatively affect drainage, or create adverse impacts on adjacent properties or public safety.

Granting these variances supports the intent of the zoning ordinance, allows reasonable use of the property, and maintains neighborhood character without granting a special privilege inconsistent with other properties in the district. A current property survey is included to illustrate existing conditions and the proposed carport location.

Thank you for your time and consideration of this request.

Sincerely,

Sean Wrobel