

JUSTIFICATION LETTER FOR SETBACK WAIVER

RE: 137 COCONUT ROAD

PERMIT # - BLDR-001337-2025

To Whom it may Concern,

I request a waiver to reduce the front yard setback from 30 feet to 25 feet. I am seeking front setback relief, and I will provide the required right of way.

Justification:

(a) That the relief sought is consistent with the specific authorization provided for in these regulations:

RELIEF IS SOUGHT OF A 5 FOOT REDUCTION IN FRONT SETBACK IN ORDER TO STAY CONSISTENT WITH ALL NEW DEVELOPMENT ON THIS SMALL STREET. THERE WAS ALSO A NEW ROAD DEVELOPED DIRECTLY BEHIND THE PEROPERTY, THIS WAIVER WOULD HELP TO KEEP SOME DISTANCE FROM THAT BY NOT MOVING BACK 5 FEET.

(b) That the intent of the affected regulation is preserved:

THE INTENT IS TO KEEP FLOW OF TRAFFIC AND CONFORMITY TO NEIGHBORHOOD STREET, A WAIVER ALLOWS THIS HOME THE SAME SETBACK AS THE OTHER NEW CONSTRUCTION AND KEEPS THE NEIGHBORHOOD CONFORMITY AND FLOW OF TRAFFIC UNCHANGED.

(c) That the action will not be detrimental to the public health, safety, or welfare; and,

THERE IS NO EFFECT TO THE CURRENT VIEW OR STREET PATTERN.

(d) The relief is consistent with the established character of the surrounding neighborhood:

OUT OF THE 16 HOMES ON THIS STREET, THIS RELIEF HAS BEEN GIVEN TO 9 NEW HOMES BUILT ON COCONUT ROAD. THIS RELIEF WOULD BE CONSISTENT WITH EVERY HOME TO THE WEST OF THE PROPERTY AND THE HOME DIRECTLY ACROSS THE STREET.

