

May 17, 2026

Dear Madam/Sir,

I am writing in request for a variance from Section 22.58(1)(b) of the zoning code. I need to build a tool/garden shed. The existing two car garage does not have space for 2 cars in addition to garbage cans, lawn mower, garden tools, ladders, bicycles as well as a snowblower. My request is to build a 10' x 15' shed in my side yard toward Creekside Dr. vs directly behind the house. The yard behind the house is sloped significantly and that creates a hardship for building the foundation in terms of complexity and cost. The side yard is open and flat leading to a significantly less expensive foundation and less crowding behind the house.

In response to the five questions:

1. The property has significantly hindered back yard use due to the slope for the Creekside Dr. culvert drainage swale. Directly behind the house there is ~16 ft of mild slope (3/4"/ft). At ~16 ft and beyond to the culvert bottom, there is an inflection going to >2"/ft. Following the requirement for separation from the main structure, this leads to a drop of ~18" from the side of the structure nearest the house and the far end towards the culvert drainage swale, if built directly behind the house. The foundation needed behind the house would require a frost wall that is much more costly than a simple slab on the level area of the side yard. Attached is a building quote from Flawless Finishes that shows a cost difference of \$13,700 to place the foundation behind the house vs the side yard. In addition, a shed behind the house would block one of the 3 windows in the back. Because of this, it would be more aesthetic to place the shed in the rear area of the side yard.
2. My property is the closest to the culvert and drainage ditch. This gives my property much more slope than neighbors. Neighbor yards have substantially less slope, so more area to build behind their houses.
3. I purchased this house without seeing it personally. My brother and sisters in-law did the due diligence. Originally, we are from Wisconsin but have been out of state for >20 yrs. My wife (Sarah) suffered a traumatic brain injury from a fall on the stairs in North Carolina on May 17, 2025. We also have a 35-year-old son with autism and Down syndrome. I am unable to take care of my wife, Sarah, and son Jeffrey alone. Sarah and I both have our family here to help care for her. The accessory building is not meant to increase value, rather to have a spot to store yard equipment and a small bench to use. My intention is to stay at this house for the foreseeable future and my plans are just to update the property to make it more livable.
4. As noted in 1, this property is sloped for drainage to the culvert under Creekside Drive. I have not made any modifications to the property.
5. The variance request is intended to allow a building in an open area that will be more aesthetic for the yard layout. There is a wide-open space from the house towards Creekside Drive. This allows enough space for a tasteful building that will match the house. There will be at least one window or door on

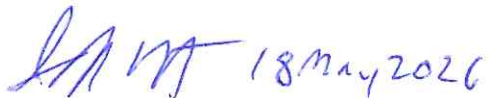
each side of the building to ensure there is not an ugly building in view. I was unable to find the policy reasons for section 22.58(b)(1). Based upon a web search I found that ordinance is intended to **Control the type, size, and location of buildings or structures** to maintain neighborhood character, protect public health, safety, and welfare, and promote efficient land use. The placement of the building in the side yard will provide a more aesthetic and uncrowded look around the principal structure. The building will match the house in color, finish and roof slope and shingle. As such, the building in the side yard would have no impact on the neighborhood character, has nothing to do with safety or and welfare and the placement promotes efficient land use.

Attachments:

1. Signed application
2. Lot survey showing slope as well as proposed accessory building location. Original location highlighted in yellow, proposed location highlighted in pink. Note the proposed location is approximate as the structure could be moved 6ft or so from the dimensions shown.
3. Architect rule drawing of the back of the house showing window locations as well as location of changes in slope.
4. Quote for construction from Flawless Finishes noting the foundation cost change using the side yard vs behind the house.
5. Draft building plans for the accessory building.

Thank-you for your attention and help with this. I can always be reached at the mobile number listed above.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J Trost', followed by the date '18 May 2020'.

Jeff Trost