

Robin Reinhart

From: Darryl Johnston (Johnston Law Email) <dwj@djohnstonlaw.com>
Sent: Monday, July 1, 2024 7:39 AM
To: Robin Reinhart
Cc: Sue Clark (D Johnston Law); Omar DePablo
Subject: RE: V-23-50
Attachments: plat Unit 4E.pdf; Unit 4E Detail.pdf; Lot 16 Survey.pdf

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Robin,

Hopefully, this will explain the confusion about the zero-lot line lots in Glen Lakes and the variance application for Lot 16 that was continued at the last BOCC hearing. When Glen Lakes was developed in the late 1980's and 1990's, there were maintenance free properties (Villas) and owner maintain properties (Estate Lots). The Villa homes in Glen Lakes are not attached homes; they are simply maintenance free homes. All Villa lots are HOA maintained, including the lot which is the subject of the variance. The lots in the Villa sections are smaller than the lots in the Estate section, so the homes are often smaller. Further, every Villa home has a zero-lot line on one side.

The plat for the property involved in the above-referenced variance request is part of the Villa 4 plat. A copy is attached. The typical Lot layout is also attached. One side has a zero-lot line and one side has a 7.5' setback. The proposal for Lot 16 showing 2.5' on one side is the side where the zero-lot line is located. The variance request is for the street side. Consequently, there is not a side setback issue on the east side of the proposed layout for Lot 16.

Please be aware that the HOA has not changed anything related to the Villa (HOA maintained) lots or the size of the homes on the Villa lots.

If you have any questions, please let me know.

Darryl

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