

Narrative 8730 Forrester Rd

We are seeking a variance to allow us to divide our property into 2 parcels. One parcel will have the dwelling and one will have the commercial kennel. Both parcels will continue under one ownership and will continue to use the existing access easement and driveway.

The parcel is a legal non-conforming lot that existed before zoning adoption in 1978; we purchased it in 1999. Prior to the zoning regulations there was no restriction on creating a parcel without frontage on a public right-of-way. We obtained a permit to construct the house in 1999 and the commercial kennel in 2007. We obtained zoning approval for the kennel and a subsequent variance in the required setback to reduce it from 200FT from a property line to 100FT from a property line. We have the commercial kennel with ancillary accessory sales, grooming, and breeding. No change in the existing use or its intensity will occur. These uses were allowed because we are legal non-conforming parcel.

The current regulations require a minimum of 50 feet on a public right-of-way which means we cannot divide our property without seeking a variance to reduce the required frontage from 50 feet to 0 feet on a public right-of-way. We have approximately 800 feet of frontage on the easement. In order to facilitate the sale of our home and business to one person, we must divide the property for financing purposes.

We respectfully request that you grant this variance so we can have our property surveyed, a plat prepared and recorded, which will allow us to close on the sale.

