

Exhibit #2

August 29, 2014

To: Members of Board of Adjustment

The address of the lot under consideration is Lot 24 Mallard Bay Drive. The variance being requested is a reduction in the side-setback from 10' to 5'. The lot is very narrow and the area which is acceptable for septic system will restrict the size and location of the house. In order to build the size and design of house we are attempting, we will need approximately 40' of width. This subdivision was platted in 1969 which pre-dates zoning and the lots are non-conforming by today's zoning regulations. The lot is only 50' wide and today's standard is 80', which allows for a typical house width of 50' to 60'. Many of the houses on Mallard Bay appear to have setbacks of less than 10' according to the GIS photos attached.