

March 22, 2022

Frank Zawadzki  
Plan Director  
Cicero/Jackson Township Plan Commission

Dear Mr. Zawadzki,

I am writing you to voice my/our opposition to grant the variance request submitted for 580 Iron Bridge Rd (Lot #8). Currently Lot #8 has their asphalt driveway up to the property line of Lot #7 (560). In addition, the driveway has been elevated approximately 12 inches with concrete blocks (please see pictures). As you and the Board know, this subdivision originally has been zoned as medium lots for smaller homes. However, I understand with today's homes, small is relative. My/our concern is not the size of the home itself, but the size, elevation and location of the garage addition my neighbor is proposing.

First, the neighborhood has 6 foot side-yard setbacks per the developers original covenants, which compared to the town's current ordinance of 15 feet is quite small. Every home that I am aware of is in compliance with this. No matter how small of a variance to this setback, we think it will create an unpleasant aesthetic for the neighborhood, not to mention to the neighbors that have to look at it daily. In my particular circumstance, the property owner is requesting approximately half (3 ft) of variance. This would mean there would be a 2-story home/garage overlooking the property line (and our home). This does not even account for the eave which could be another 12 to 18 inches. Again, just the aesthetics of this would hurt the value of our home.

Second, being the northern exposure of our home, it is difficult to grow grass, plants with the limited sun exposure in the late afternoon. Granting the variance will only further limit the sun exposure and hence plant growth. In that same line, I am also concerned with the drainage, weather and maintenance access our neighbor will have. This side of the property is the neighbors only access to the lake front. In regards to drainage, the elevation difference, as mentioned before, currently causes issues now with water running off and eroding my hilltop. Adding a 2-story structure and reducing the amount of pervious drainage between the homes will only enhance this run-off effect. Furthermore, reducing the space between the two structures will also enhance a wind tunnel effect as most the weather comes right off the water (homes face southwest). In regards to maintenance, three feet is barely enough room to set up a



ladder or get a wheel barrel through let alone any other larger piece of equipment without encroaching on my (560) property for future maintenance/improvement needs. The other side of Lot 8 has been retained off. My neighbor on the south side currently has this issue.

Lastly, but not least, I am concerned with safety issues. Although the plot does not show a utility easement on the side yard, my electric service for my house runs down this side along the property line. Allowing the variance will further cause potential encroachment on my property currently and for future maintenance issues. Just as important, the structure proposed is garage. With all the hazardous materials that can/will be stored in the garage (ie: golf cart batteries, paints, gas cans and other toxic chemicals) the potential for fire spreading to my house (living/sleeping quarters) is further increased by allowing this variance.

Therefore, as outlined above, I/we, don't believe that this variance request is warranted nor will the property owner suffer any hardship should the variance be denied as a two car garage can still be achieved while maintaining the side-yard set back

Thank you for time and attention to this serious matter

Sincerely,

Todd and Anita Pairitz - 560

*Todd & Anita Pairitz*  
4/15/22

Doug and Cindy Morse - 569

*Doug & Cyndi Morse*  
4/15/22

Bill and Kathy Jarrett - 600

David Maxwell - 549

*David K Maxwell*  
4/13/2022

Steve and Lorene Craver - 540

*Steve*

Steve Newby - 589

*Steve* | 4-13-2022