

Town of Oro Valley
Community and Economic Development Dept.

RE: Front Setback Modification
Parcel: 224-28-2060
10980 N Falling Rain Rd. Lot 11
Oro Valley, AZ. 85737

Hello,

Lot 11 is subjected to many variables that make a decreased front setback of importance. The proposed reduced setback would help reduce land disturbance to maintain the beauty of the natural grade of this lot and reduce the need to cut into the hillside. There is also significant concern of water runoff or drainage from the north and east side of this hillside and the impact it may have on a foundation.

The lot has a major electrical easement along the eastside. This easement spans from north to south across the lot with a depth of 100 feet. On the southwest side of the lot there is also a water drainage easement, further impacting the building area. Additionally, the shape of the lot is irregular.

The setback we are requesting is to move the north and south corner of the house closer to the street by 5ft resulting in a 45ft setback from the street. This modification will have no effect on any other property lines, nor will it affect any views, noise, safety, and general welfare to any other property owners.

Moving a portion of the setback closer to the street would allow the ability to deal with an irregular shaped lot, the drainage easement, hillside water runoff, and WAPA easement, while reducing the disturbance of the natural beauty we strive to keep.

Thank you for your time and consideration.

Sincerely,

Adam and Alysha Swanson
Swanson Living Trust