

**ORDER: APPROVE REQUEST OF A DIMENSIONAL VARIANCE AT
2118 KINGFISHER LANE**

Motion was made by David Rikard, duly seconded by Chad McLarty, to approve request of a dimensional variance at 2118 Kingfisher Lane.

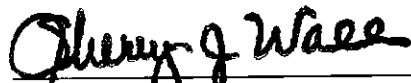
The vote on the motion was as follows:

Supervisor Kevin Frye, voted yes
Supervisor Jeff Busby, voted yes
Supervisor David Rikard, voted yes
Supervisor Chad McLarty, voted yes
Supervisor Mike Roberts, voted yes

After the vote, President Busby, declared the motion carried, this the 4th day of June, 2018.



Jeff Busby, President
Board of Supervisors



Sherry Wade, Chancery Clerk

2026 Black Oak Drive
Memphis, TN 38119
April 20, 2018

Mr. Joel Hollowell
Lafayette County Planning Commission
300 N. Lamar
Oxford, MS 38655

Subject: Application for a Set-Back Variance – 2118 Kingfisher Ln

My name is Steve McGraw and my wife Shirley and I live in Memphis. I am retired after forty four years of working for IBM – principally in Memphis. Several years ago we purchased a house in Wellsgate which we have greatly enjoyed – mostly on weekends. We have a son, his wife and their two children who also live in Wellsgate and our desire is to move to our house there – a place that we would plan to live for the rest of our lives.

Our house on Kingfisher Lane is the perfect size for us at this time in our lives but all of the bedrooms are on the second floor. While that is not a problem for us now, we realize that as we age the stairs could become an obstacle that we would not be able to deal with. Due to that, we feel like it is prudent to try to alleviate that problem while we are still active.

After much study and consultation with our architect as well as a potential builder, it appears that the most logical and affordable way that we can provide a ground floor bedroom suite is to convert our current garage into a bedroom suite and add a new garage onto the front of the existing garage. Because our lot widens as it goes back toward the lake and narrows toward the street, we would be in violation of the ten foot setback from the property line on our North side if we build the garage over our existing driveway as we would like to do. In order to build like we want to, with a 20' x 20' garage, we would require an approximately 2'8" variance (from the North West corner of the new garage) which would allow us to build the garage over our existing driveway (see attached photo).

I have reviewed this request with John Lewis from the Wellsgate HOA as well as with my neighbors with whom I share the property line (see attached letter from Lindsay and Neicy Reid). They are all in support of this request.

The facts that support this request are as follows:

My neighbor's house (the Reid's) opens to the North so my house is effectively on the back side of their house.

They have a row of mature Arborvitae trees on their side of the property line which will completely shield them from my garage.

My garage addition will not be any closer to the property line than is the current driveway. My plan is the only practical approach to adding a ground level bedroom suite.

Thank you for giving me the opportunity to request this variance. If you have any questions, please feel free to call me at 901-490-0635.

Sincerely,

A handwritten signature in dark ink, appearing to read "Steve McGraw", with a long horizontal flourish extending to the right.

V. Steve McGraw

2120 Kingfisher Lane
Oxford, MS 38655
April 21, 2018

Lafayette County Planning Commission
300 North Lamar
Oxford, MS 38655

Subject: Request for Setback Variance for 2118 Kingfisher Lane

We (Lindsay and Neicy Reid) live and own the property at 2120 Kingfisher Lane, and we share the property line with the McGraws at 2118 Kingfisher Lane.

We understand their desire and have reviewed their plans to add a new garage in front of their current garage which, as proposed, will encroach on the required 10 foot setback for our shared property line. The encroachment will mean that the closest part of the new garage will be approximately 7'4" from the property line.

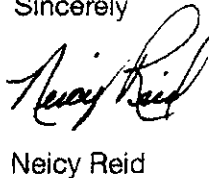
We do not believe that this encroachment will have any negative effects on us or our property and we are in support of their request for a variance.

Sincerely,



Lindsay Reid

Sincerely



Neicy Reid

REVISION	DATE		PLAT OF SURVEY FOR LOT #118 WELLSGATE	
NO. BY	DESCRIPTION	DATE	HILL LEWIS Surveyors and Engineers 125 HIGHWAY 6 EAST, STE 201 FORT COLLINS, CO. 80504 TEL. 832-5771-1840	
			DON AT _____ CRYSTAL	DATED 5-1-18 J08418-0259