

Variance Explanation - 8 Ranger Creek Rd

We are requesting a variance to allow an additional driveway/access point to the commercial lot on the corner and we would grant an easement to the adjacent lot on Ranger Creek. Due to the unique configuration and access limitations of the site and the distance between Oak Acres Lane and the existing residential neighbor, without the requested variance, the residential lot would effectively be landlocked and unable to maintain reasonable vehicular access consistent with normal residential use. The requested deviation is minimal and necessary to provide safe, functional, and reliable access for residents, visitors, and emergency services. Granting the variance would not negatively impact adjacent properties or surrounding development and would instead support the intent of the City's planning and development standards by ensuring the property remains accessible, usable, and safely developed.

Thank you in advance for your time and attention to this request.

Sincerely,

Sean Bean