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Representing 54+ Years
of Professional Building

October 31, 2019

Crossville Regional Planning Commission

To whom it may concern:

On behalf of Scott and Christie VanWinkle, I would like to request a setback variance for their property located at 91 Brown Avenue, to accommodate the home addition that they would like to have built.

They have two needs that they are trying to take care of with this addition:

The first is for secure parking for both of their vehicles. Currently, Scott is parking in the grass to the right of the one car carport. The proposed two car garage will provide safe and dry parking for both Scott and Christie.

The second need is for a larger more accessible bathroom. Scott and Christie are trying to plan ahead and thinking of aging in place with a barrier free shower. It makes the most sense to put this proposed bathroom where the carport is now. It would be adjacent to the master bedroom and the new garage to the front.

We are requesting approval for a front setback of 19' from the lot line to the front wall of the garage and a side setback of 6' 4" to the side wall of the garage.

At the corner of Brown Avenue and Lantana Road, there is currently a doctor's office that is approximately 10' 11" from the road lot line. At the corner of Brown Avenue and Stanley Street, there is currently a church that is approximately 2' 3" from the lot line.

We are hoping that since there are no plans to widen Brown Avenue and these existing structures are already in place that we will be granted the variance requested.

Sincerely,

A handwritten signature in black ink, appearing to read 'Caleb Ostrander', is written over a horizontal line.

Caleb Ostrander
Owner: Sunset Builders, LLC