

November 7, 2025

Mr. Kevin J Dean
City Planner / GIS Analyst
City of Crossville
392 N. Main Street
Crossville TN 38555

REGARDING – Variance Request.

Please accept my application for a variance into the setback area of the right of way for the addition of a garage onto our home at 119 Our Way Loop.

We would like to add a 22' x 14' garage onto the Northwest side of our home. Because of the curve of the street and layout of the lot a small corner of the new garage would encroach into the 20' setback area. On the Northeast corner the new garage would encroach slightly less than 4' (a 4' x 7' triangle area). Measuring from the front of the new driveway to the edge of the road is 40' or 52' to the centerline of the road.

I have submitted the project to the Gardens HOA Architectural committee for approval. At First glance they didn't see any issues with approving the project, but as of this writing the committee hasn't met. As part of the project our Roommate (adjacent property owner has to sign off on the project and they signed. (Lenard Braun).

I have also spoken with the city public works since the existing grinder station will need to be relocated, and we have a plan that meets their approval to relocate that.

Attached are the following Exhibits –

- #1- Floor plan (Sketch) of new garage
- #2 -Sewer tap plan with sketch of new drive and garage overlaid
- #3 – Plot plan enlarged with area of encroachment area noted
- #4 -Encroachment triangle & Garage addition steaked out
- #5 – Photo from street perspective with new drive & Addition marked
- #5 – Steaked area with tap measures on triangle.
- #6- Elevation profile of new garage sketch overlay

As shown the new garage / structure will still leave plenty of room for parking in front of the garage and I don't believe it will feel like we are crowding the street.

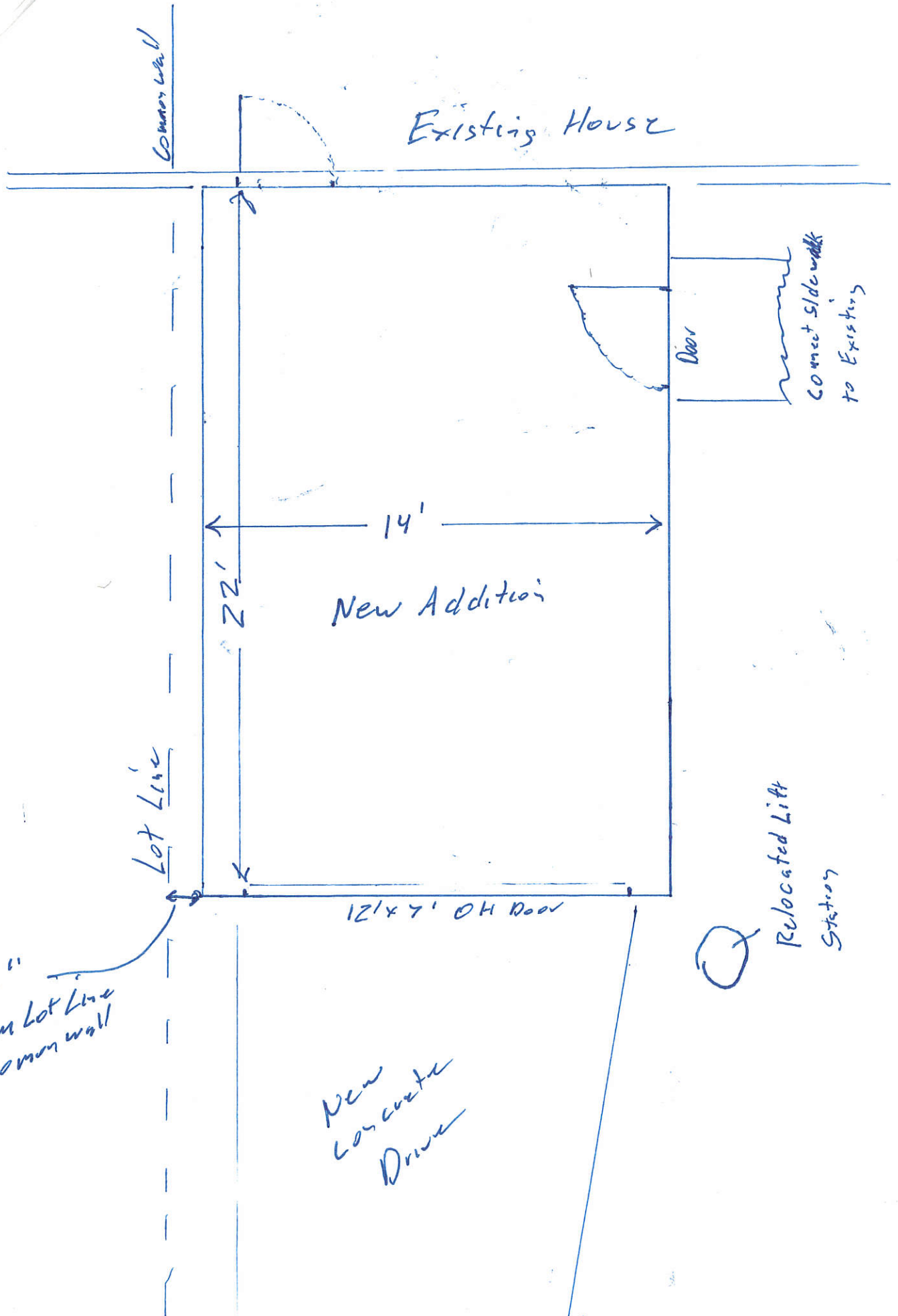
Please consider this request and grand approval. Feel free to call if you have any Questions.

Respectfully Submitted:

Steven G Lindberg



119 Our Way Loop – Crossville TN 38555 – cell 218-340-5770 - email steveglindberg@outlook.com



Existing House

Common Wall

Connect Side Walk
to Existing

Door

14'

22'

New Addition

Lot Line

12' x 7' OH Door

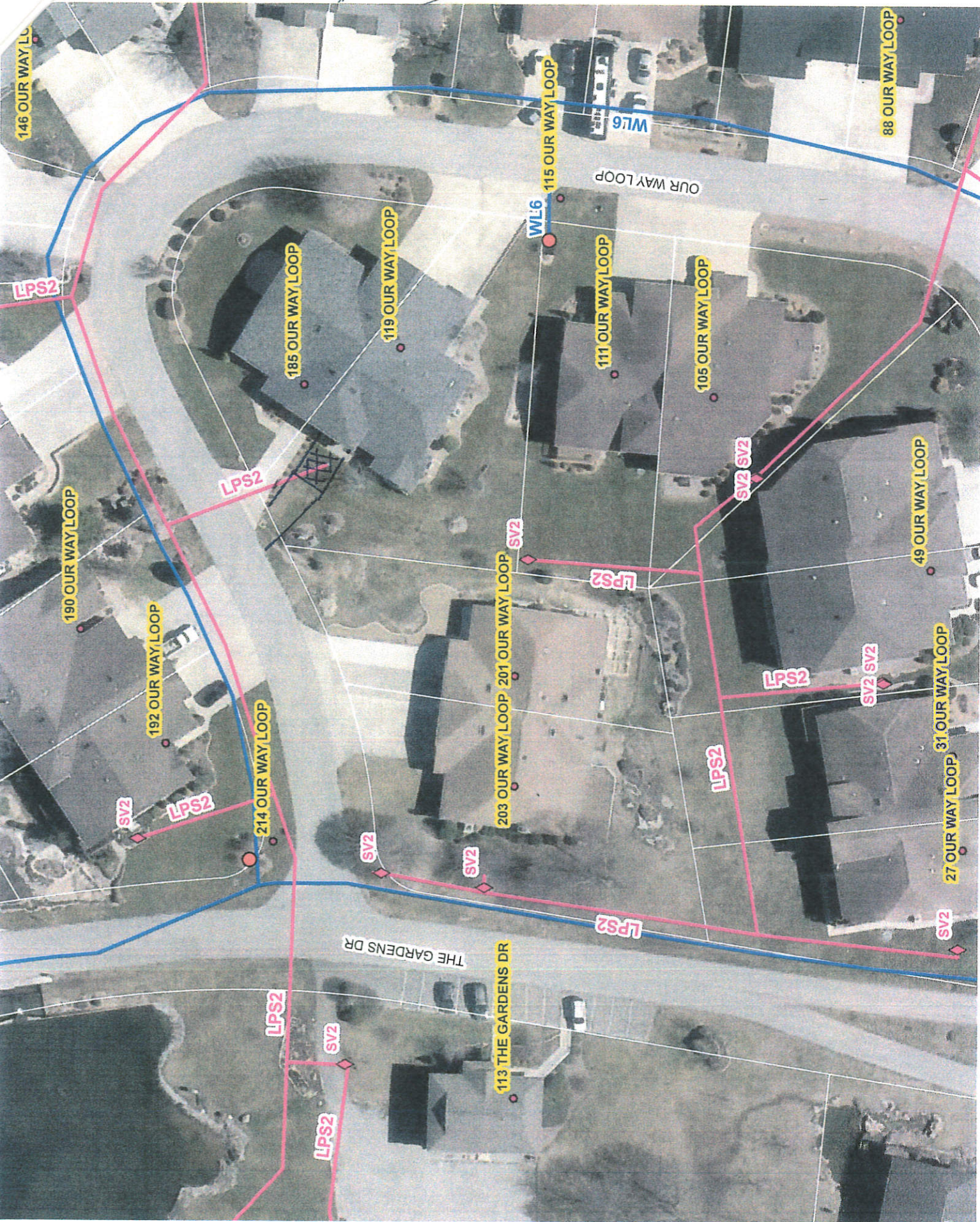
1'6"
From Lot Line
E Common wall

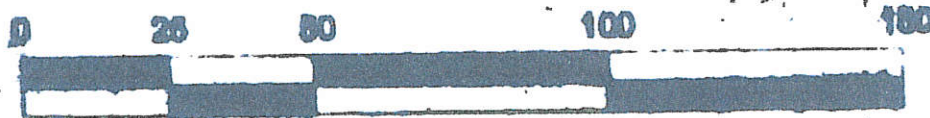
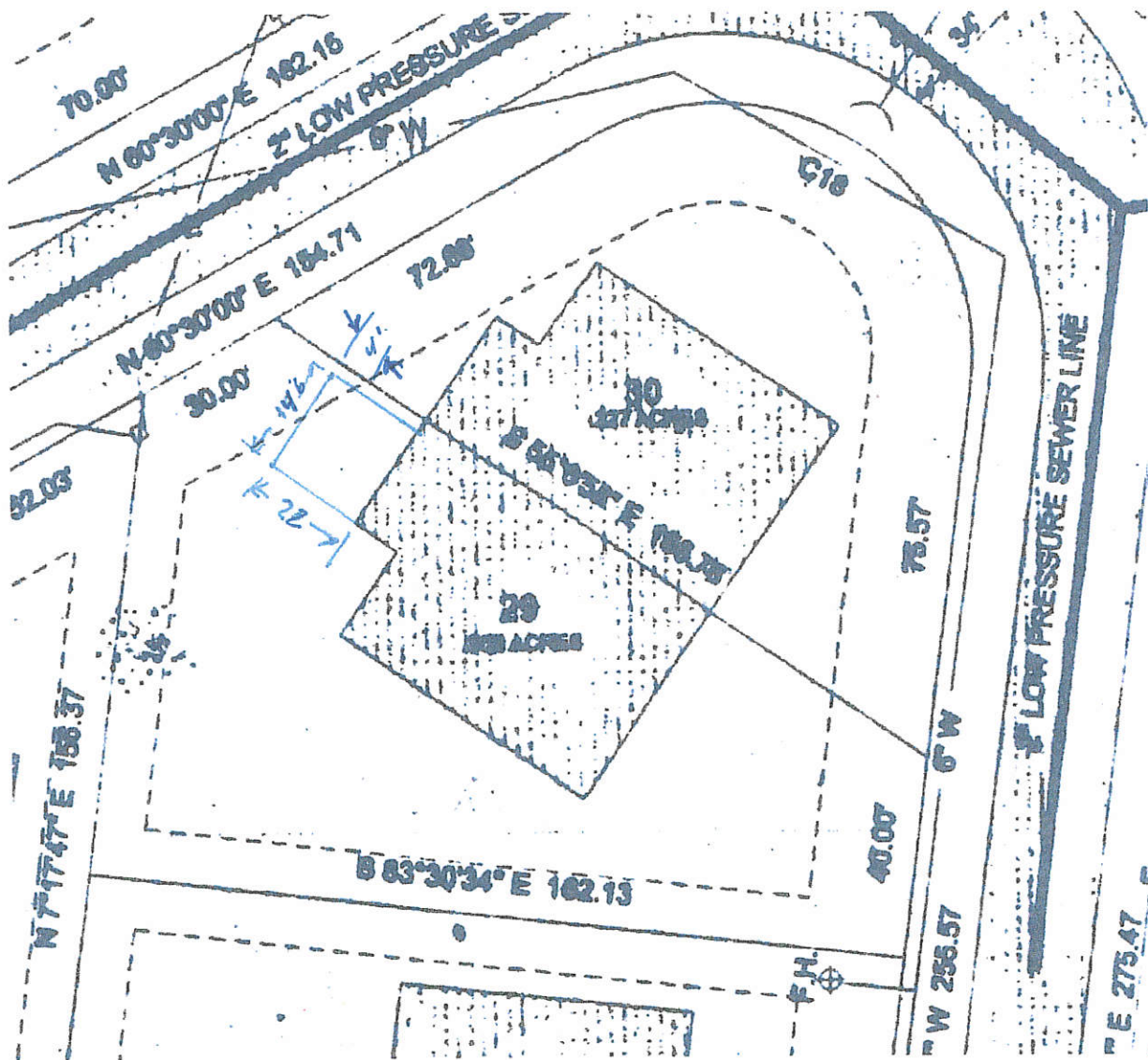
New
Concrete
Drive

Relocated Lift
Station

#1 Floor Plan

#2 Sewer Tap #850





#3 Plot PLAN

#6 Profile



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