

From: [mac](#)
To: [cpweb](#)
Subject: Jesse Ham Conditional Use Permit Statement
Date: Wednesday, October 04, 2017 9:08:23 PM

My name is Tim Matthew and my wife Shannon and I reside at 1341 Panorama Circle, the property directly to the North of Jesse Ham's proposed garage build location.

As I don't believe I will be able to make it to the hearing on October 5th, I felt I should send this email to explain my stance.

I have reviewed the proposed building location and have spoke with Jesse about the project. The items that we discussed were the building location, height, appearance, and planned usage.

Jesse assured me that the garage/shop would be built for the sole purpose of being a wood shop and garage for covered storage. The location would not encroach on property lines, nor obstruct the view of the surrounding neighbors, and the color and design would match his existing residence. Given all these items and that they also comply with the home owners association covenants, I would not object to the building of the shop/garage.

After my discussion with Jesse, I was contacted by a few of the other surrounding neighbors to discuss the proposed project. I did share with them my discussions with Jesse, but what I took away from those phone conversations with the surrounding neighbors, was the major concern being that of the new shop/garage becoming another occupied dwelling separate from his home. I reminded them that would go against the association covenants, and Jesse never suggested that as an option to me. I would propose that a way to alleviate those concerns and, insure that would not occur, would be to limit, restrict, or even dis-allow plumbing to the structure. This would insure the concerned neighbors that it would not/could not be occupied as a residence, and would limit the use of the building to what it is designed for, and that is a shop/garage.

Given the above conditions are met, I would not object to the building of the structure, pending approval by the home owners association.

Tim and Shannon Matthew

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605-390-6699

**NOTICE OF HEARING FOR A CONDITIONAL USE PERMIT
CONCERNS (Don & Kyle Blada):**

On behalf of Kyle & Don Blada who live next door (1349 Panorama Circle) to Jesse Ham on the west side of Lot 49 Enchanted Hills Subdivision at 1357 Panorama Circle. We would like to share our concerns related to allowing an oversized garage be built in the Enchanted Hills neighborhood.

- Allowing this size structure (40'x 40') would set a precedence for others to build additional structures since the area does not currently have any of these size structures.
- Enchanted Hills is currently a residential property development community and does not have any of these types of oversized/ commercial buildings within the area.
- Was the project approved by the Enchanted Hills Homeowners association?
- Our property line adjoins the Ham Property and will a property line survey be completed to establish accurate lot lines and distance requirements between properties? According to requirements it should be at least a 25' variance.
- Will this structure meet the requirements of distance away from our drain field in the back yard? According to requirements it should be at least 75 feet from the drain field.
- Will this structure be required to have siding that color matches the current home structure and not a metal Butler Building which will affect the values of homes down the road?
- Will this structure block the skyline view that has great value and enrichment to the Enchanted Hills homeowners? What is the height of this structure?
- No easement will be allowed and/or granted for access across our property during construction or entry to Ham's back yard.
- What is the access road to the project along with a drainage plan?
- What is the drainage plan and retainment soils to build your access road?

Don & Kyle Blada