

Briar bend Board meeting
November 12, 2013

The meeting was called to vote on a one time variance on a proposal for a new construction at 7810 Burgoyne. The plans call for building a side loading garage on the front of the building line. The current deed restrictions state a 14' setback. The builders contend that the 14' setback in the deed restrictions deal with front loading garages and this builder wants to build a 12' setback for this house.

The board discussed the matter and had input from a member of the Architectural Control Committee.

Architectural Control Committee (ACC) opinion- the benefit to a side loading garage is that the homeowner gets a larger back yard. When the deed restrictions were first drawn up in the 1950's, garages were set back so that people did not have to look into a neighbor's garage when the door was opened. A 14 foot setback from the building line was approved the last time the deed restrictions were updated. ACC likes the way the house looks, and feels it will benefit the neighborhood. We are dealing with a well known builder who has built another home in the neighborhood and they are going to build a nice home.

Vote on variance- 7 in favor. Variance passes.

Respectfully submitted,

Kathy Johnson
Secretary