



**BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE
FEE: \$ 150.00**

***Applicants are responsible for attending the meeting and providing proof of a hardship.**

Name (applicant): Sterling Pfenning Phone: 5073202197

Address: _____ Email: 91sterling@gmail.com

Name (owner): _____ Phone: _____

Address: _____ Email: _____

Property address where variance is sought: 236 Heather Lane

Legal Description: RIVER RIDGE ADDN LOT 60 NW 1/4 SEC 11-109-50

Site Plan Required: A "top view" or overhead plan, drawn to scale, showing all existing and proposed buildings, structures, fences, lot lines, dimensions and other relevant information regarding the request shall be submitted with all applications.

Brief statement regarding the variance desired: _____
WE ARE PLANNING TO BUILD A 16 FT WIDE GARAGE AND TO ACCESS IT
IT SAFELY OUR DRIVEWAY WOULD NEED TO BE 5FT WIDER THAN THE 36 FT ALLOWED WIDTH

Brief statement explaining how your request meets the following criteria:

Describe special conditions specific to the property (irregular lot boundary, size, unusual topography, etc.) that make it difficult to meet the ordinance requirements and explain why the rules cause an unnecessary hardship that does not affect surrounding properties in the same way: _____
prior to current city regulations, this area was governed by county codes with stricter setback and property line requirements.

Several neighboring properties have received variances for driveway expansions under these circumstances.

We believe our request aligns with these precedents and constitutes a reasonable and practical improvement.

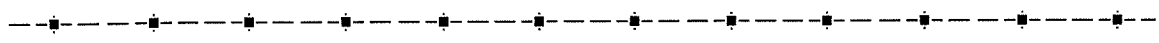
City building set back requirements allow for our proposed 16ft wide garage to be built.

The driveway expansion does not extend beyond the garage or
crowd the property line any more than city code allows for a structure.



Applicant's Signature: _____ Date: _____

Owner's Signature: *C n* Date: 10/16/25



BOARD OF ADJUSTMENT

Decision: _____

Chairperson, Board of Adjustment

Date