

## Attachment 1

**Project Name: Middlebrook Grove Subdivision**

**Planning Commission File Number: 10-SA-23-C**

**Date: November 3, 2023**

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### **Variances Requested:**

- 1. Reduce minimum broken back curve tangent length from 150-ft to 62.06-ft for Road "B" from Sta. 3+66.43 to Sta. 4+28.49.**
  - a. The reduction in tangent length for the broken-back curve is due to the shape and topography of the existing property. The proposed road is following the shape of the property which allows for internal connectivity for residents as well as emergency vehicles.
  - b. The unique shape and topography of the property is the basis for the request (reference description in Part "a" above).
  - c. The purpose of the variance is not based upon a desire for financial gain. It is requested to improve subdivision safety due to the negative physical attributes of the property.
  - d. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.
- 2. Reduce intersection spacing along Helmbolt Road from 400-ft to 190-ft from Creekhead Drive to Road "A".**
  - a. The request for reduction in intersection spacing is due to the horizontal and vertical road alignment along Helmbolt Road. The proposed new road location is the only viable location to provide appropriate site distance.
  - b. The unique shape and topography of the property is the basis for the request (reference description in Part "a" above).
  - c. The purpose of the variance is not based upon a desire for financial gain. It is requested to improve entering and exiting the subdivision safety due to the negative physical attributes of the property.
  - d. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.