

Concerns about the variance request for a property on Ladyslipper Lane:

My name is Swanhild Voneida. I own property at 37892 Ladyslipper Lane. I have several concerns about the variance request for the construction of a 36x56 detached garage on Ladyslipper Lane.

The garage is large and will be able to hold large Recreational Vehicles as well as boats. Reducing the normal setback from the road from 68 ft. to 45ft. will pose a traffic hazard when these large vehicles are backed out on to the road. Ladyslipper Lane runs through a scenic area where neighbors and visitors frequently walk, or ride bicycles, and walk their dogs. The road may be blocked for people and passing cars at these times. This will not be anticipated by people and will be a hazard, as it will happen irregularly and people may not be prepared for the event. An RV, boat, or large van will have to be backed onto the road, making visibility for the driver more difficult, looking out for oncoming traffic at their rear. If the garage could be turned 90 degrees, with the 56ft. side and door going back from the road and the 36ft. side parallel to the road, with an area made available so that the vehicles could be backed out and turned to face the road, this would improve the safety for the driver and for pedestrians and cars significantly.

The impervious roof on a garage of this size will contribute significant run off to Pickeral Lake . It is proposed that it be diverted to the side of the site where a path runs down to the lake. This path already gets very muddy at the bottom of the path after a rain, meaning that more dirt and pollution from this proposed building's roof will enter Pickeral Lake. Pickeral Lake is a small land locked lake that is known for its water quality, asthetics and good fishing. The water from this proposed building's roof should be diverted to the opposite end of the building and a bed of boulders implanted in the ground where the water meets the ground to lessen the impact and erosion of the runoff. It is proposed that grasses and wild flowers will be planted on the lake side of this building. These will not be sufficient to prevent further erosion to the lake. Native shrubs and trees should be planted in addition, with a guarantee that they will be attended to. The ground before planting should be enriched with high quality soil so that the new plantings can survive as well.

The proposed site sits at the top of a hill on Ladyslipper Lane. If a light is put up on the front of the structure it will shine down on some homes on the other side of Ladyslipper Lane. This will be very annoying at night when residents are sleeping. In addition, it will further alter people's enjoyment of the night sky.

Thank you for your consideration of my concerns with this proposed variance request.

Swanhild Voneida

**RECEIVED**

Date: 6-20-2024

By: BJO Ben Oleson  
Zoning Administrator